

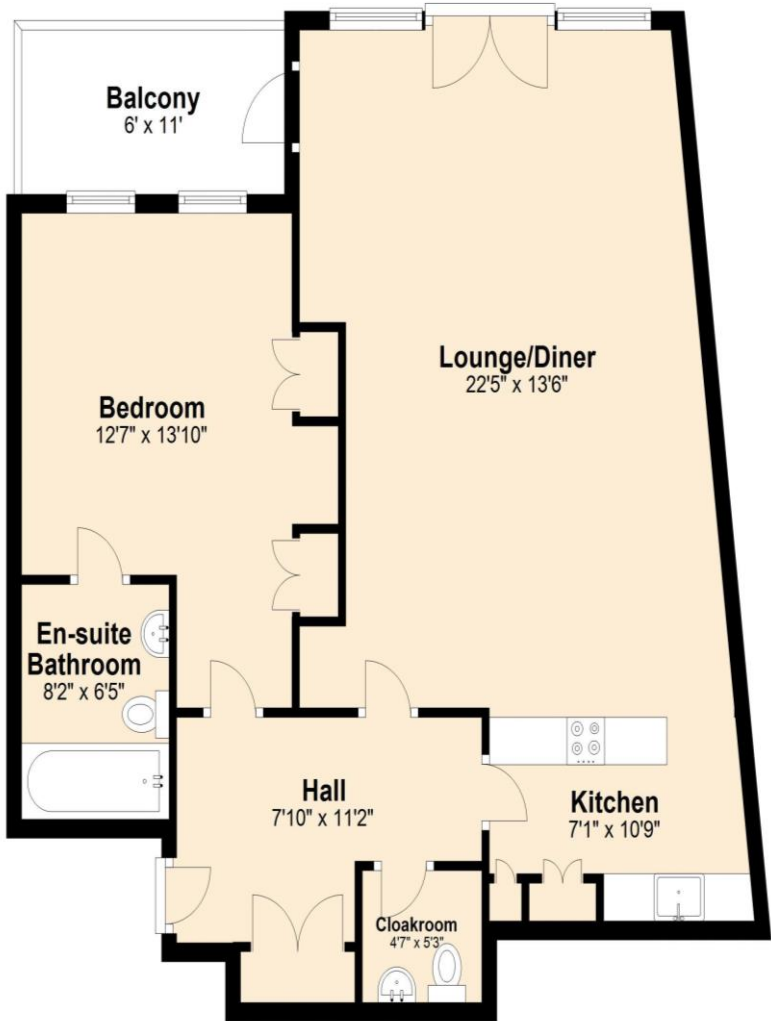


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Upper Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order, or fit for their purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.
- References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.
- Room measurements have been made using a Laser Meter. Complete accuracy cannot be guaranteed and therefore the room sizes given should be regarded as being approximate.
- Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
- Floor plans remain copyright of Hamilton Chase Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

1 Vantage Point Victors Way

Barnet EN5 5TZ

£370,000

Leasehold

PROPERTY SUMMARY

Situated within easy access of High Barnet Underground Station and Barnet High Street Hamilton Chase are delighted to offer for sale this most attractive raised ground floor apartment forming part of this modern development built 15 years ago. The property itself is in excellent condition and offers 750 sq ft of living accommodation. Features include one double bedroom with an en-suite bathroom, 22 ft lounge/diner, open plan fitted kitchen, cloakroom, wood flooring, gas central heating, double glazed windows, private balcony, communal roof terrace, chain-free, an internal viewing is most highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE

With a camera entry phone system, communal staircase and lift to all floors.

FRONT DOOR

HALLWAY 11' 2" x 7' 10" (3.40m x 2.39m)

Wood flooring, smoke alarm, wall mounted video entry phone, radiator, power points, floor to ceiling built in double storage cupboard.

CLOAKROOM 5' 3" x 4' 7" (1.60m x 1.40m)

Concealed low level wc, inset wash/hand basin with granite shelve and cupboard underneath, tiled flooring, heated towel rail, extractor fan, spot lights.

LOUNGE/DINER 22' 5" x 13' 6" (6.83m x 4.11m)

Wood flooring, power points, tv and telephone point, radiator, double glazed windows and double doors to juliet balcony, double glazed door to balcony.

BALCONY 11' 0" x 6' 0" (3.35m x 1.83m)



OPEN PLAN KITCHEN 10' 9" x 7' 1" (3.27m x 2.16m)

Range of fitted wall and base units with granite worksurfaces, inset sink with mixer tap and cupboards underneath, built in dishwasher, power points, tiled flooring, built in four ring gas hob with extractor hood above, electric built in oven, built in fridge freezer, cupboard housing gas central heating boiler and storage space.

BEDROOM 1 13' 10" x 12' 7" (4.21m x 3.83m)

Two double glazed windows to rear aspect, wood flooring, power points, wall mounted entry phone, radiator, built in floor to ceiling double wardrobes with built in drawer unit and cupboards.

EN-SUITE 8' 2" x 6' 5" (2.49m x 1.95m)

Enclosed paneled bath with a wall mounted shower attachment, shower screen, concealed low level wc and wash/hand basin with granite shelve and cupboards underneath, heated towel rail, extractor, spot lights.

COMMUNAL ROOF TERRACE

Communal large roof terrace available to residents, providing stunning views.



