

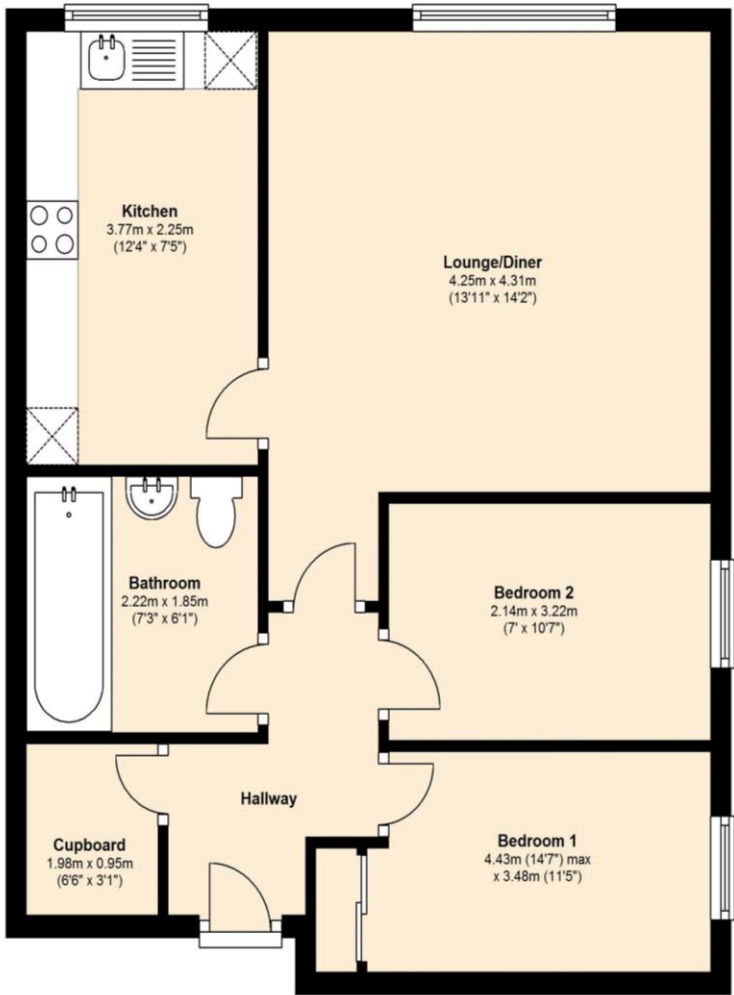


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First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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.

Flat 26 Gainsborough Court, 84 Leicester Road Barnet EN5 5DG
Share of Freehold **£379,995**

PROPERTY SUMMARY

Situated in this sought after location within easy access to local shops, highly regarded schools and both High and New Barnet Underground and Overground Stations, Hamilton Chase are delighted to offer for sale this attractive two bedroom first floor flat forming part of this well maintained development. The property itself is being offered chain-free and benefits from the following features, two double bedrooms, lounge/diner, fitted kitchen, gas central heating, double glazed windows, allocated parking space, chain-free, an internal viewing is highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE

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

FRONT DOOR

HALLWAY

Wood flooring, large walk in storage cupboard, power points, radiator, wall mounted entry phone.

LOUNGE/DINER 14' 2" x 13' 11" (4.31m x 4.24m)

Double glazed window to rear aspect over looking the communal gardens, wood flooring, power points, double radiator, tv and telephone point.

KITCHEN 12' 4" x 7' 5" (3.76m x 2.26m)

Attractive range of fitted wall and base units with ample worksurfaces, inset stainless steel sink/drainers with cupboards underneath, built in four ring gas hob with extractor hood above, built in electric oven, power points, splash back tiling to walls, lino tiled flooring, built in washing machine, wall mounted gas central heating boiler, double radiator, lino tiled flooring, double glazed window to rear aspect.



BEDROOM 1 14' 7" x 11' 5" (4.44m x 3.48m)

Double glazed window to side aspect, fitted carpet, power points, radiator, floor to ceiling built in wardrobes with mirror fronted sliding doors.

BEDROOM 2 10' 7" x 7' 0" (3.22m x 2.13m)

Double glazed window to side aspect, fitted carpet, power points, double radiator.

BATHROOM 7' 3" x 6' 1" (2.21m x 1.85m)

Enclosed paneled bath with a wall mounted shower attachment, shower rail and curtain, wash/hand basin, low level wc, tiled walls and tiled flooring, electric shower point, double radiator, extractor fan.

COMMUNAL GARDENS

Well maintained communal gardens with lawn areas.

ALLOCATED PARKING SPACE



