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First Floor

Approx. 61.4 sq. metres (660.4 sq. feet)



Total area: approx. 61.4 sq. metres (660.4 sq. feet)

All floorplans are provided for illustrative purposes only. While every effort has been made to ensure the accuracy of floorplan layouts, measurements, and features, they are approximate and subject to change without notice. Actual square footage, dimensions, and layouts may vary from those shown. No responsibility is assumed for any errors, omissions, or misstatements. Buyers or tenants should verify all information independently and should not rely solely on the floorplan when making decisions.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 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.
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# Flat 7 Elysium Court 57 Bells Hill

Barnet EN5 2US

£399,995

Leasehold

## PROPERTY SUMMARY

Forming part of this well maintained small private development located on Bells Hill built in 2014 Hamilton Chase are delighted to offer for sale this attractive two bedroom first floor apartment offering 650 sq ft of living accommodation. The property is ideally positioned for nearby local shops, schools and transport links with easy access into the city from High Barnet Underground Station. The property itself is excellent condition and offers the following features, two double bedrooms, open plan fitted kitchen/ living room, modern bathroom, under floor heating, allocated gated residents parking, excellent decorative order throughout, chain-free, an internal viewing is highly recommended.

## ACCOMMODATION

### COMMUNAL ENTRANCE

With entry phone system and communal staircase to all floors.

### FRONT DOOR

### HALLWAY 27' 7" x 3' 3" (8.40m x 0.99m)

Wood flooring with under floor heating, two fitted storage cabinets, spot lights, access to loft storage space via a pull down loft ladder, power points, smoke alarm, built in double walk in cupboard housing heating system, washing machine and storage space.

### BEDROOM 1 12' 11" x 9' 8" (3.93m x 2.94m)

Double glazed angled window to side aspect, fitted carpet with under floor heating, tv and telephone point, power points.

### BEDROOM 2 11' 10" x 9' 8" (3.60m x 2.94m)

Angled double glazed window to side aspect, fitted carpet with under floor heating, power points, tv and telephone point.



### BATHROOM 8' 9" x 6' 10" (2.66m x 2.08m)

Enclosed paneled bath with a wall mounted shower attachment, wash/hand basin, low level wc, tiled flooring with under floor heating, spot lights, frosted double glazed window to side aspect.

### LIVING ROOM/KITCHEN 21' 3" x 11' 7" (6.47m x 3.53m)

KITCHEN AREA, Attractive range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainers with a mixer tap and cupboard underneath, built in four ring electric hob with an extractor hood above, built in electric oven, power points, built in fridge/freezer. wood flooring with under floor heating. LIVING AREA, Wood flooring with under floor heating, spot lights, power points, tv and telephone point, dual aspect double glazed windows to side and rear aspect.

### GATED PARKING

Residents gated parking, bin storage cupboard, covered cycle area.





