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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1.

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.
2.

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.
3.

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.
4.

Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.
5.

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5 Ashwood Lodge 80 Station Road

Barnet EN5 1QF

£475,000

Share of Freehold

PROPERTY SUMMARY

Situated in this highly sought after location within easy access of both New Barnet and High Barnet Overground and Underground Stations Hamilton Chase are delighted to offer for sale this attractive south facing second floor apartment forming part of this small development built back in 1997. The property itself offers just over 970 sq ft of living space and has the following features, two double bedrooms, en-suite bathroom and a separate shower room, fitted kitchen, living room with an open plan dining room, gas central heating, double glazed windows, south facing balcony, gated allocated residents parking, communal garden, chain-free, an internal viewing is most highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE

Attractive and well maintained communal areas, communal staircase and lift to all floors, entry phone system.

FRONT DOOR

HALLWAY

Fitted carpet, radiator, wall mounted entry phone, coving to ceiling, walk in storage cupboard housing electric fuse box and storage space.

LIVING ROOM 17' 4" x 11' 7" (5.28m x 3.53m)

Fitted carpet, power points, radiator, coving to ceiling, tv and telephone point, double double glazed sliding doors to the south facing balcony, open plan to Dining area.

DINING AREA 14' 0" x 7' 6" (4.26m x 2.28m)

Fitted carpet, power points, radiator, spot lights, double glazed window to front aspect.

KITCHEN 10' 9" x 9' 4" (3.27m x 2.84m)

Range of fitted wall and base units with granite worksurfaces, power points, wall mounted gas central heating boiler, inset stainless steel one and half bowl sink/drainer with cupboards underneath, potential to have a serving hatch fitted, built in four ring gas hob with extractor hood above, tiled walls, built in oven and grill, tiled flooring, washing machine and dishwasher, fridge/freezer, double glazed window to side aspect.



BEDROOM 1 17' 4" x 10' 4" (5.28m x 3.15m)

Double glazed window to front aspect, fitted carpet, power points, range of fitted floor to ceiling wardrobes with matching drawer units, radiator, coving to ceiling, tv and telephone point.

EN-SUITE BATHROOM

enclosed paneled bath with a shower attachment, shower rail and curtain, low level wc, wash/hand basin, tiled walls and flooring, heated towel rail, double glazed window to side aspect.

BEDROOM 2 14' 0" x 10' 4" (4.26m x 3.15m)

Double glazed window to front aspect, fitted carpet, radiator, power points, coving to ceiling, fitted double wardrobe.

SHOWER ROOM

Double walk in shower with folding doors, vanity unit with inset wash/hand basin, low level wc, tiled walls and flooring, heated towel rail.

COMMUNAL GARDEN

Attractive and well maintained communal garden, lawn area, flower and shrub boarder, outside water tap.

RESIDENTS PARKING

Gated residents parking space.



