



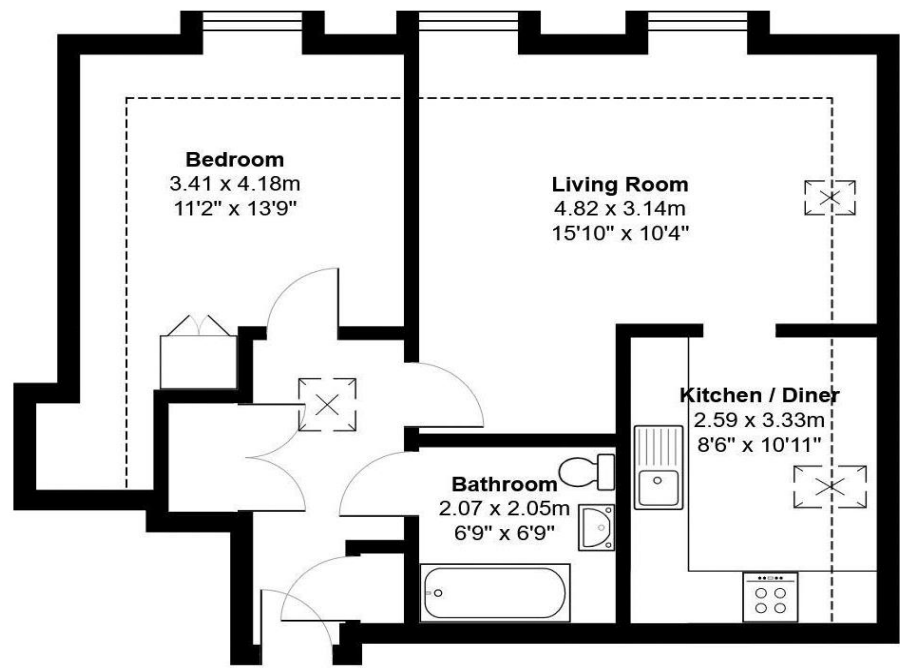
HamiltonCHASE



Hamilton Chase Estates Limited, 141 High Street, Barnet, Hertfordshire EN5 5UZ
t: 020 8441 1123 f: 020 8441 2012 w: hamiltonchase.co.uk e: info@hamiltonchase.co.uk

hamiltonchase.co.uk

020 8441 1123



3rd Floor
Area: 54.6 m² ... 587 ft²

Total Area: 54.6 m² ... 587 ft²

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 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 12 Cherrington Court 108 Station Road Barnet EN5 1QA

£289,995

Leasehold

PROPERTY SUMMARY

Forming part of this attractive modern block of apartments located in this highly sought after location within easy access of both High Barnet and New Barnet Underground and Overground Stations, local shopping facilities as well as excellent schools. Hamilton Chase are delighted to offer for sale this beautifully presented top floor one bedroom apartment offering 580 sq ft of living space of which an internal viewing is most highly recommended. Features include one double bedroom, 15 ft lounge, fitted kitchen/diner, modern bathroom, gas central heating, double glazed windows, allocated residents parking, chain-free, an internal viewing is most highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE

With an entry phone system, communal staircase and lift to all floors

FRONT DOOR

HALLWAY

Wood flooring, radiator, spot lights, power points, telephone point, sky light, wall mounted entry phone, double walk-in storage cupboard, built in cupboard housing gas central heating boiler and storage space.

LIVING ROOM 15' 10" x 10' 4" (4.82m x 3.15m)

Wood flooring, power points, tv and telephone point, double radiator, two double glazed windows to rear aspect, double glazed sky light.

KITCHEN/DINER 10' 11" x 8' 6" (3.32m x 2.59m)

Attractive range of fitted wall and base units with ample worksurfaces, inset sink/drainers with a mixer tap and cupboards underneath, power points, splash back tiling to walls, double radiator, built in four ring gas hob with extractor hood above, electric oven, built in washing machine and dishwasher, tiled flooring, spot lights, built in fridge/freezer, double glazed sky light.



BEDROOM 1 13' 9" x 11' 2" (4.19m x 3.40m)

Double glazed window to rear aspect, fitted carpet, power points, tv and telephone point, double radiator, built in wardrobe, recess storage/wardrobe space.

BATHROOM 6' 9" x 6' 9" (2.06m x 2.06m)

Enclosed paneled bath with an over head shower and shower attachment, shower screen, tiled flooring and tiled walls, electric shaver point, extractor fan, heated towel rail, low level wc, wash/hand basin.

COMMUNAL GARDENS

Well maintained communal gardens.

RESIDENTS PARKING



