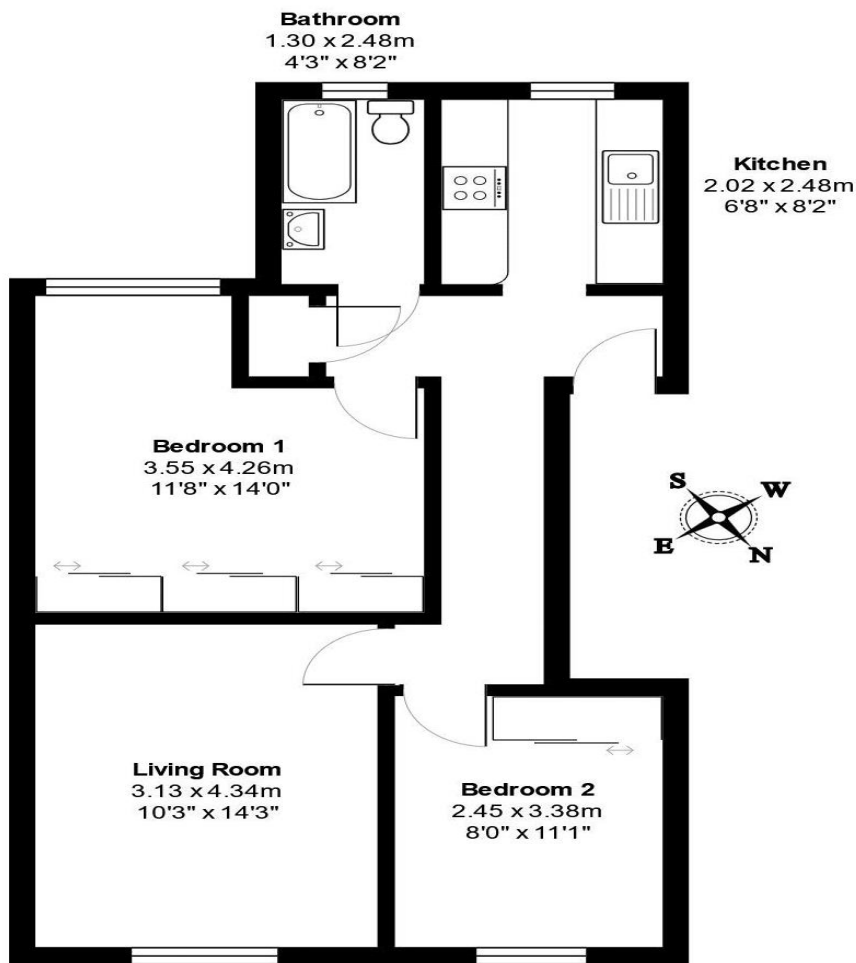




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Second Floor

Total Area: 54.8 m² ... 589 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 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.

8 Western Mansions Great North Road

Barnet EN5 1AE

£279,995

Leasehold

PROPERTY SUMMARY

Hamilton Chase are delighted to offer for sale this second floor flat offering 625 sq ft of living space situated above this shopping parade close to the Everyman Cinema, buses, local shops and High Barnet Underground Station is close by. the flat itself is in excellent decorative order and offers the following features, two double bedrooms, 14 ft living room, modern fitted kitchen and bathroom, gas central heating, double glazed windows, long lease over 100 years, viewing highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone system, communal staircase to all floors.

FRONT DOOR

HALLWAY

Wood flooring, coving to ceiling, radiator, power points, wall mounted entry phone, spot lights, telephone point, built in storage cupboard, cupboard housing electric meter.

LIVING ROOM 14' 3" x 10' 3" (4.34m x 3.12m)

double glazed window to front aspect, wood flooring, power points, coving to ceiling, radiator, tv and telephone point.

KITCHEN 8' 2" x 6' 8" (2.49m x 2.03m)

Attractive range of fitted wall and base units with worksurfaces, inset wash/hand basin with cupboard underneath, plumbing for washing machine dishwasher, spot lights, tiled flooring, cupboard housing gas central heating boiler, double glazed window to rear aspect.



BATHROOM 8' 2" x 4' 3" (2.49m x 1.29m)

Paneled bath with wall mounted shower and shower attachment, vanity unit with inset wash/hand basin, low level wc, tiled walls and flooring, heated towel rail, spot lights, extractor fan, double glazed window to rear aspect.

BEDROOM 1 14' 0" x 11' 8" (4.26m x 3.55m)

Double glazed window to rear aspect, wood flooring, power points, coving to ceiling, radiator, fitted floor to ceiling wardrobes with mirror fronted sliding doors.

BEDROOM 2 11' 1" x 8' 0" (3.38m x 2.44m)

Double glazed window to front aspect, wood flooring, power points, radiator, coving to ceiling, fitted wardrobe with sliding doors.

PARKING

There is parking available at the rear of the property, limited spaces on a first come first served bases.

