



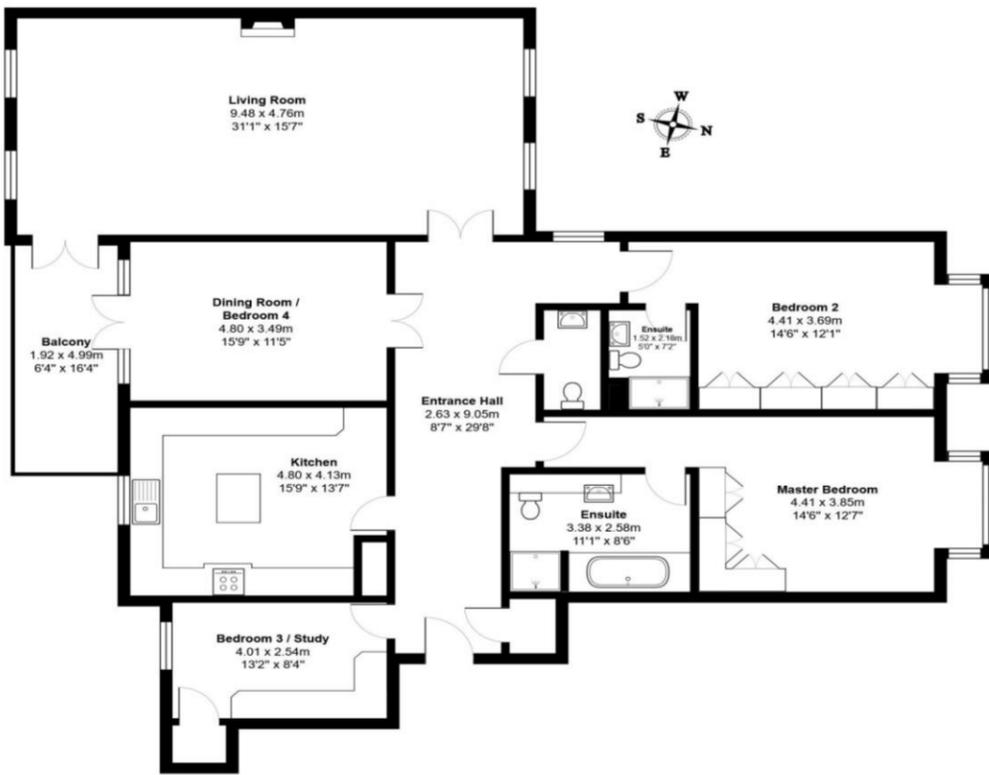
HamiltonCHASE



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Total Area: 182.1 m² ... 1960 ft² (excluding balcony)

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	77 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.

4 Alderwood Mews

Hadley Wood Barnet EN4 0ED

£1,250,000

Share of Freehold

PROPERTY SUMMARY

Situated in the heart of Hadley Wood within immediate walking distance of Hadley Wood mainline station and the local parade of shops, Hamilton Chase are delighted to offer for sale this luxury three double bedroom apartment forming part of this private gated development built in 2001. The apartment itself offers just under 2000 sq ft of living space and benefits from a south facing balcony overlooking the beautifully maintained communal gardens. Features include three bedrooms, two en-suites, cloakroom, 31 ft living room, separate dining room/bedroom four, fitted kitchen, gas central heating, double glazed windows, residents parking, chain-free, viewing highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE

Grand communal entrance with a feature communal staircase and lift to all floors.

FRONT DOOR

ENTRANCE HALL 29' 8" x 8' 7" (9.04m x 2.61m)

Fitted carpet, two radiators, power points, coving to ceiling, spot lights, telephone point, dado rail, walk in storage cupboard housing mega flow gas central heating system and airing cupboard space, wall mounted entry phone system.

CLOAKROOM

Concealed low level wc, built in vanity unit with inset wash/hand basin, tiled walls and flooring, coving to ceiling, spot lights, radiator, extractor fan.

LIVING ROOM 31' 1" x 15' 7" (9.47m x 4.75m)

Dual aspect double glazed sash windows to front and rear aspect with the rear ones overlooking the communal gardens, fitted carpet, three double radiators, feature fireplace with a marble surround, coving to ceiling, spot lights, power points, tv and telephone point, double glazed double doors to the balcony.

BALCONY 16' 4" x 6' 4" (4.97m x 1.93m)

South facing balcony with views over the communal gardens.

DINING ROOM 15' 9" x 11' 5" (4.80m x 3.48m)



Double glazed windows to rear aspect and double glazed doors to balcony overlooking the communal gardens, fitted carpet, double radiator, power points, coving to ceiling, spot lights.

KITCHEN 15' 9" x 13' 7" (4.80m x 4.14m)

Extensive range of fitted wall and base units with granite worksurfaces, breakfast island with granite worksurface and built in drawers, built in oven and grill, four ring electric hob with extractor hood above, splash back tiling to walls, inset one and half bowl sink/drainage with cupboard underneath, dishwasher and washing machine, tiled flooring, spot lights, coving to ceiling, pull out larder cupboard, double radiator, power points, double glazed windows overlooking the communal gardens.

MASTER BEDROOM 14' 6" x 12' 7" (4.42m x 3.83m)

Square bayed window to front aspect with double glazed sash windows, fitted carpet, power points, coving to ceiling, spot lights, tv and telephone point, floor to ceiling built in wardrobes with matching bedside cabinets and chest of drawers.

EN-SUITE BATHROOM 11' 1" x 8' 6" (3.38m x 2.59m)

Sunken bath with mixer tap and shower attachment, concealed low level wc, vanity unit with inset wash/hand basin, shower cubicle with folding door, tiled walls and flooring, towel rail, extractor fan.

BEDROOM 2 14' 6" x 12' 1" (4.42m x 3.68m)

Square bay window to front aspect with double glazed sash windows, fitted carpet, power points, double radiator, coving to ceiling, spot lights, range of floor to ceiling built in wardrobes.





