



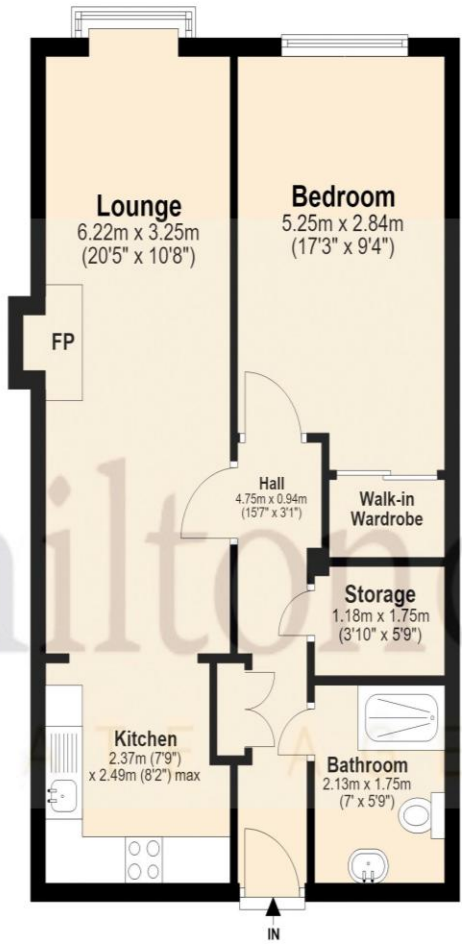
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First Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



Total area: approx. 48.3 sq. metres (519.7 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		
69-80	C	69 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.
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109 Hertswood Court Hillside Gardens

Barnet EN5 4AU

£110,000

Leasehold

PROPERTY SUMMARY

Hamilton Chase are delighted to offer for sale this first floor one bedroom retirement flat located in this sought after location within easy access to High Barnet's shopping facilities and transport links including High Barnet Underground Station. The property itself requires modernisation throughout and has the following features, one double bedroom with a built in wardrobe, lounge/diner, bathroom, electric heating, well maintained communal gardens, residents and visitors parking, communally the residents have access to a communal with a small kitchen, hairdressing salon. laundry room, chain - free.

ACCOMMODATION

COMMUNAL ENTRANCE

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

HALLWAY 15' 7" x 3' 1" (4.75m x 0.94m)

Coving to ceiling, fitted carpet, power points, wall mounted electric storage heater, spot lights, built in double cupboard housing hot water cylinder and storage space, second walk in storage cupboard.

LOUNGE/DINER 20' 5" x 10' 8" (6.22m x 3.25m)

Double glazed square bay window to rear aspect, fitted carpet, power points, coving to ceiling, tv and telephone point, wall mounted storage heater.

KITCHEN 8' 2" x 7' 9" (2.49m x 2.36m)

Fitted wall and base units with worksurfaces, built in electric hob with extractor hood above, power points, lino flooring, built in electric oven, plumbing for washing machine, inset stainless steel sink/drainers with cupboards underneath, splash back tiling, coving to ceiling.



BEDROOM 1 17' 3" x 9' 4" (5.25m x 2.84m)

Double glazed window to rear aspect, fitted carpet, wall mounted storage heater, coving to ceiling, power points, telephone point, built in double wardrobe with mirror fronted sliding doors.

SHOWER ROOM 7' 0" x 5' 9" (2.13m x 1.75m)

Shower cubicle with sliding door, low level wc, wash/hand basin, heated towel rail, extractor fan, wall mounted electric heater, tiled walls, lino flooring.

COMMUNAL GARDENS AND PARKING

Mature and well maintained gardens with flower and shrub borders, communal patio area and drying area with seating.

COMMUNAL AREAS WITHIN THE BLOCK

The residents have access to a communal lounge with a kitchen, hairdressing salon, laundry room with washing machine and dryer.



