

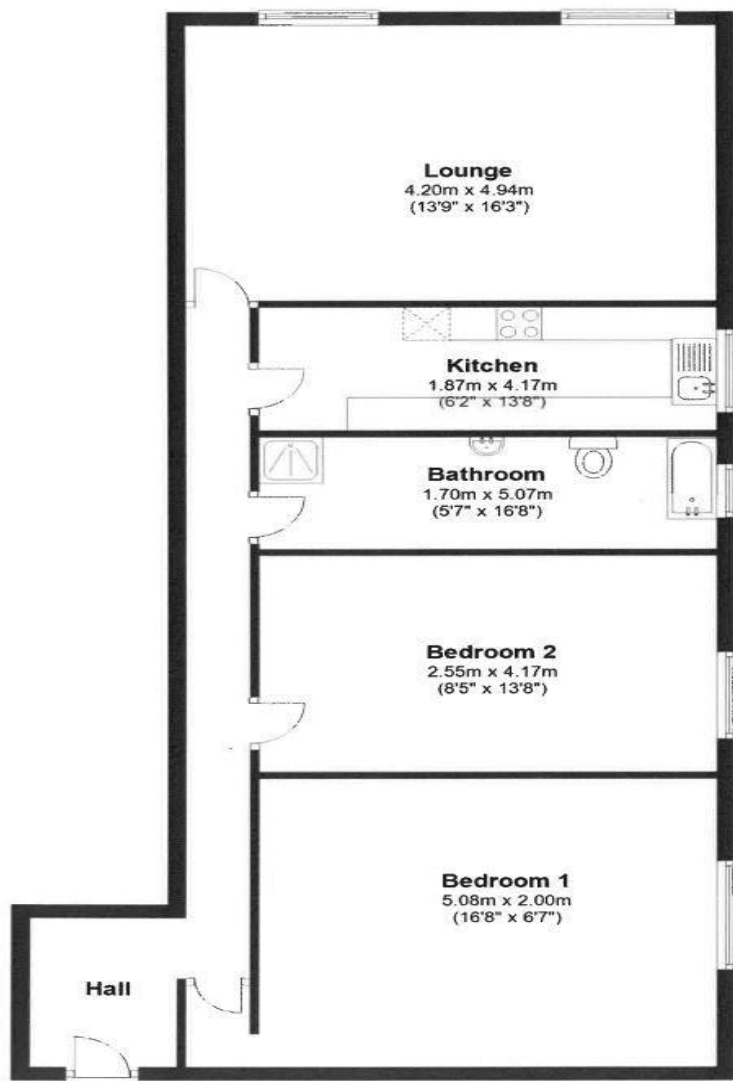


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### Top Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 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.

# 12 Duncan Close

New Barnet EN5 5JJ

£375,000

Share of Freehold

## PROPERTY SUMMARY

Situated in this sought after location within easy access of New Barnet and High Barnet Overground and Underground Stations, Excellent Schools and Shopping facilities Hamilton Chase are delighted to offer for sale this attractive two double bedroom top floor flat forming part of this small development located in this Private road. The property itself offers 740 sq ft of living space and is being offered chain-free. Features include two double bedrooms, 16 ft lounge, fitted kitchen, modern bathroom, gas central heating, double glazed windows, double length garage, share of freehold, an internal viewing is recommended.

## ACCOMMODATION

### COMMUNAL ENTRANCE

With entry phone system, communal staircase leading to all floors.

### FRONT DOOR

### ENTRANCE HALLWAY 21' 0" x 3' 0" (6.40m x 0.91m)

Fitted carpet, radiator.

### LOUNGE 16' 0" x 13' 0" (4.87m x 3.96m)

Two double glazed windows to front aspect, wood flooring, power points, tv and telephone point, radiator.

### KITCHEN 13' 0" x 6' 0" (3.96m x 1.83m)

Range of fitted wall and base units with rolled top worksurfaces, inset stainless steel sink/drainer with cupboards underneath, cupboard housing gas central heating boiler, power points, splash back tiling to walls, lino flooring, plumbing for washing machine, gas cooker, double glazed window to side aspect.

### BATHROOM 13' 0" x 5' 0" (3.96m x 1.52m)

Enclosed paneled bath, low level wc, wash/hand basin, shower cubicle, tiled walls and flooring, radiator, double glazed window to side aspect.



### BEDROOM 1 16' 0" x 8' 0" (4.87m x 2.44m)

Double glazed window to side aspect, fitted carpet, power points, radiator.

### BEDROOM 2 13' 0" x 6' 0" (3.96m x 1.83m)

Double glazed window to side aspect, fitted carpet, power points, coving to ceiling, radiator.

### COMMUNAL GARDENS

Well maintained communal gardens laid to lawn with flower and shrub borders.

### GARAGE

Double length garage with an up and over door.

### RESIDENTS PARKING

### SHARE OF FREEHOLD

