



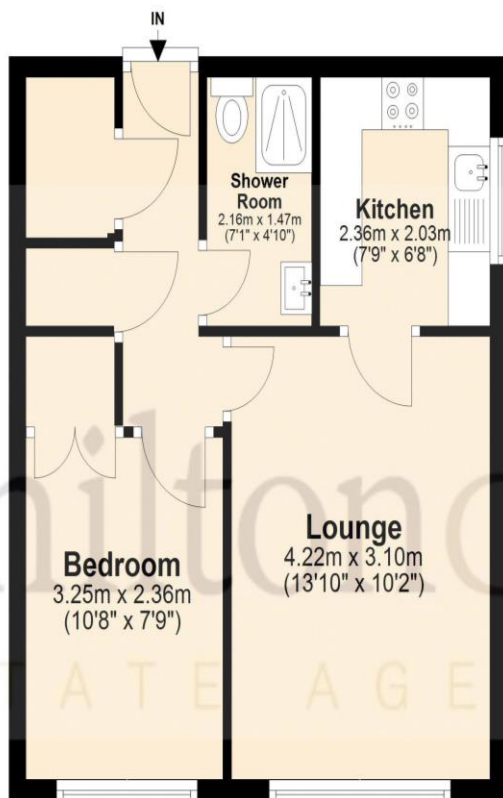
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Ground Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 36.9 sq. metres (396.8 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.

- 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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Flat 1 St Augustines Court, Somerset Road
Barnet EN5 1SZ

£275,00

Share of Freehold

PROPERTY SUMMARY

Situated in this sought after quiet location within easy access for both New Barnet and High Barnet Overground and Underground Stations Hamilton Chase are delighted to offer for sale this attractive ground floor flat forming part of this small private block of which an internal viewing is most highly recommended. The property itself benefits from one double bedroom, lounge, modern fitted kitchen, bathroom, gas central heating, double glazed windows, communal garden, residents parking, share of freehold, chain-free.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone system, communal staircase.

FRONT DOOR

HALLWAY

Wood flooring, radiator, telephone point, two walk in floor to ceiling storage cupboards.

LOUNGE 13' 10" x 10' 2" (4.21m x 3.10m)

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

KITCHEN 7' 9" x 6' 8" (2.36m x 2.03m)

Attractive range of fitted wall and base units with worksurfaces, built in four ring gas hob with extractor hood above, built in electric oven, inset stainless steel sink/drainer with mixer tap and cupboards underneath, power points, built in cupboard housing gas central heating boiler, lino flooring, spot lights, double glazed frosted window to side aspect.



BEDROOM 1 10' 8" x 7' 9" (3.25m x 2.36m)

Double glazed window to front aspect, radiator, fitted carpet, power points, built in cupboard with folding doors.

BATHROOM 7' 1" x 4' 10" (2.16m x 1.47m)

Double shower cubicle with an over head shower and shower attachment, low level wc, vanity unit with inset wash/hand basin with pull out drawers below, lino flooring, heated towel rail, extractor fan, spot lights, two tiled walls.

COMMUNAL GARDEN

PRIVATE RESIDENTS PARKING.

