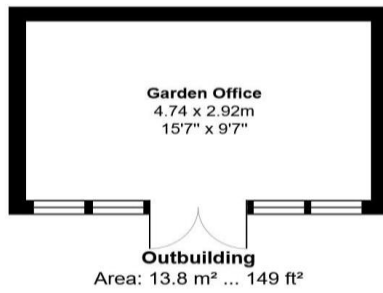
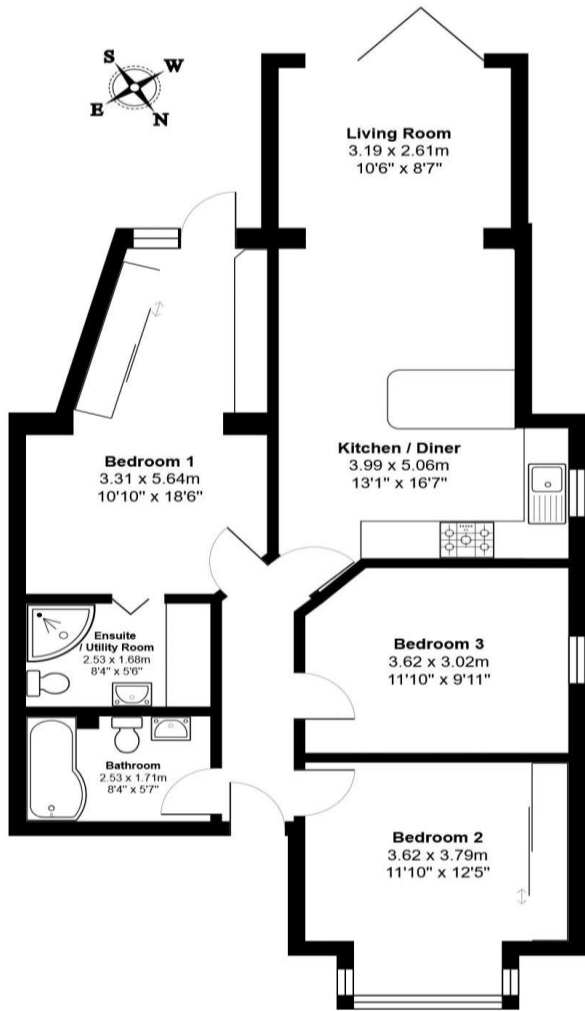




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Ground Floor
Area: 82.9 m² ... 892 ft²

Total Area: 96.7 m² ... 1041 ft²

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	75 C	79 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.

Ground floor flat 15 St. Albans Road

Barnet EN5 4LN

£525,000

Leasehold

PROPERTY SUMMARY

Situated in this convenient location within easy access of Barnet High Street with its shopping facilities, High Barnet Underground Station and a selection of excellent Schools. Hamilton Chase are delighted to offer for sale this attractive ground floor flat with its own rear garden. The property itself has been maintained in good order and offers the following features, three double bedrooms, family bathroom and a separate en-suite shower/ utility room, open plan living room/ kitchen/diner, gas central heating, double glazed windows,

ACCOMMODATION

COMMUNAL ENTRANCE

FRONT DOOR

HALLWAY

Wood flooring, radiator, coving to ceiling, spot lights, cupboard housing electric fuse meter.

KITCHEN/DINER 16' 7" x 13' 1" (5.05m x 3.98m)

Attractive range of fitted wall and base units with worksurfaces, built in five ring gas hob with extractor hood above, built in electric oven, power points, dishwasher, inset sink/drainage with mixer tap and cupboards underneath, coving to ceiling, wood flooring, wall mounted cupboard housing gas central heating boiler, double glazed window to side aspect, open plan to Living room.

LIVING ROOM 10' 6" x 8' 7" (3.20m x 2.61m)

Wood flooring, power points, tv and telephone point, radiator, coving to ceiling, double glazed bi folding doors to rear garden.

BEDROOM 1 18' 6" x 10' 10" (5.63m x 3.30m)

Wood flooring, power points, tv and telephone point, coving to ceiling, radiator, built in floor to ceiling with sliding doors, built in shelving unit with matching drawers, spot lights, double glazed window to rear aspect and double glazed door to rear garden.



EN-SUITE/UTILITY ROOM

Corner shower with an over head shower and shower attachment, low level wc, wash/hand basin, tiled walls and flooring, heated towel rail, built in cupboard and fitted worksurface, plumbing for washing machine, extractor fan.

BEDROOM 2 12' 5" x 11' 10" (3.78m x 3.60m)

Double glazed square bay window too front aspect with window shutters, wood flooring, power points, radiator, built in floor to ceiling wardrobes with sliding doors.

BEDROOM 3 11' 10" x 9' 11" (3.60m x 3.02m)

Double glazed window to side aspect, wood flooring, power points, radiator.

BATHROOM 8' 4" x 5' 7" (2.54m x 1.70m)

Enclosed paneled bath with over head shower and shower attachment, shower screen, tiled flooring, part tiled walls, heated towel rail, extractor fan, low level wc, wash/hand basin.

FRONT GARDEN

Providing off street parking for one car.

GARDEN/OFFICE ROOM 15' 7" x 9' 7" (4.75m x 2.92m)

Wood flooring, power points, internet connection, three sets of double doors.

REAR GARDEN 35' 0" x 20' 0" (10.66m x 6.09m)

South/westerly facing rear garden, large patio area, outside water tap, artificial grass area, pedestrian side access.





