

Chas R

L O W E

Est. 1876

Flat 10, 65 York Road, New Barnet – EN5 1LN
£250,000 Share of Freehold



info@chaslowe.com

020 8440 6449

www.chaslowe.com

10 Church Hill Road East Barnet Herts EN4 8TB



PLEASE NOTE : there is a legal dispute between the flat owners and a development company which has gained planning permission to redevelop the loft space into additional flats. Purchasing this property with a mortgage may prove difficult, due to lenders' criteria and solicitors' advice. Please speak to your legal advisor prior to viewing the property.

Front door leading into ENTRANCE HALL : access to loft, large storage cupboard, power points.

RECEPTION ROOM : double glazed windows overlooking communal gardens with views towards Hadley Woods, single radiator, tiled fireplace, power points.

NEWLY FITTED KITCHEN : base and eye level units, roll top work surfaces to two sides, stainless steel sink and drainer, gas hob with extractor fan and light above, electric oven below, cupboard housing Worcester Bosch gas central heating combi boiler, double glazed window overlooking communal gardens, space for fridge freezer.

BEDROOM : double glazed windows overlooking communal gardens with view towards Hadley Woods, power points, double radiator.

BEDROOM : double glazed windows overlooking communal gardens, single radiator, power points, built in wardrobe.

BATHROOM : low level flush WC, pedestal wash hand basin, panelled bath with hot & cold mixer taps and shower attachment, tiled walls, chrome heated towel rail.

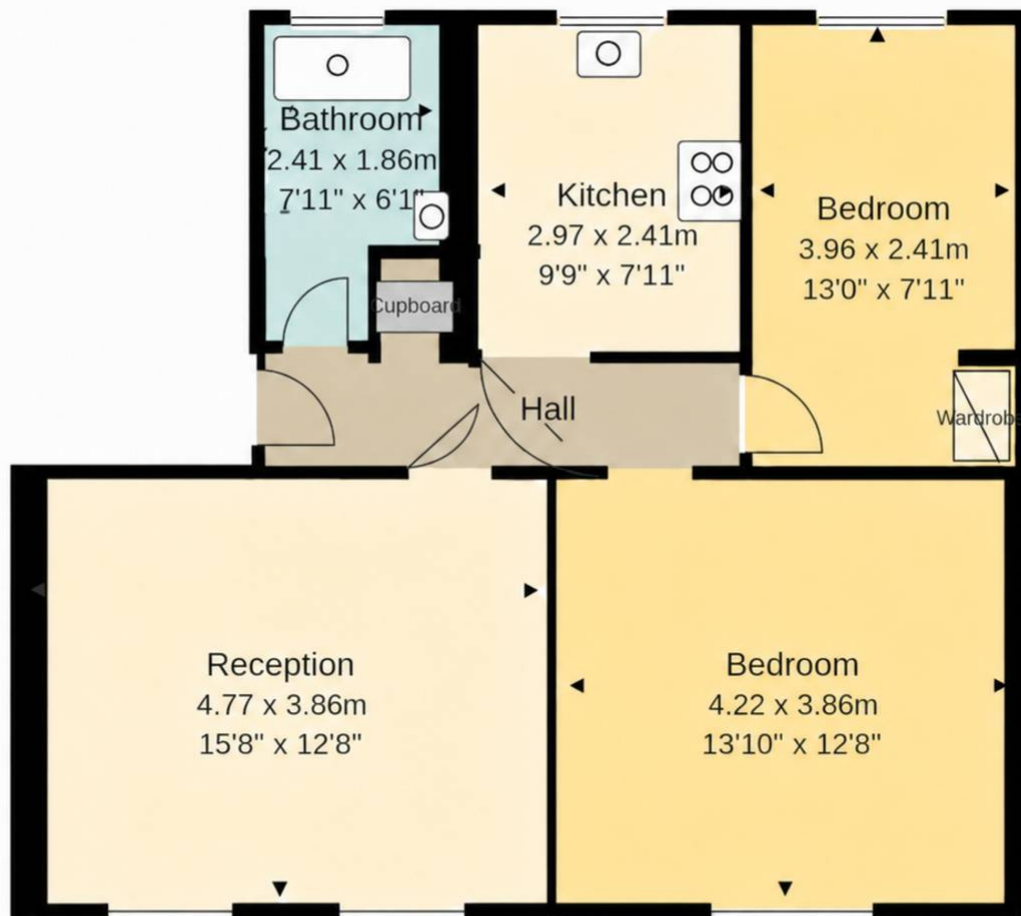
LARGE GARAGE EN BLOC : power and light.

LEASEHOLD : 124 years remaining

SERVICE CHARGE: £2102.00 p/a

GROUND RENT: £0.00 p/a



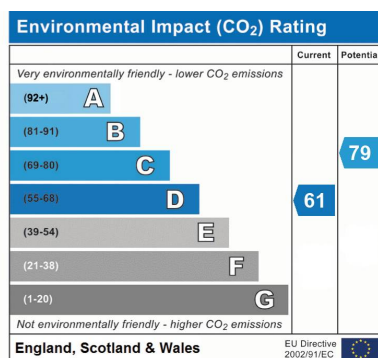
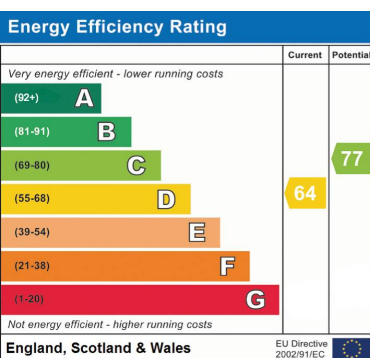


First Floor

Total Area: 64.3 m² ... 692 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee to there operability or efficiency can be given.



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 2/3/2028

- 1. Money Laundering Regulations:** Prospective purchasers will be required to provide identification documents at a later stage. We kindly request your cooperation to ensure there is no delay in progressing the sale.
- 2. General Information:** Whilst every effort is made to ensure these particulars are fair, accurate, and reliable, they are provided as a general guide only. If any aspect is of particular importance, please contact our office and we will be happy to verify the details for you, especially if you are planning to travel a significant distance to view the property.
- 3. Measurements:** All measurements are provided for guidance purposes only and should not be relied upon as exact.
- 4. Services:** We have not tested any services, systems, or appliances within the property. Prospective buyers are advised to obtain their own surveys or service reports prior to finalising any purchase.
- 5. Disclaimer:** These particulars are issued in good faith but do not constitute statements of fact or form part of any offer or contract. All information should be independently verified by prospective buyers or tenants. Neither the company nor its employees or agents are authorised to make or provide any warranties or representations regarding the property.

Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks in accordance with regulations set by HM Revenue and Customs (HMRC) for all property transactions. It is a legal requirement for both buyers and sellers to complete these checks successfully before any transaction can proceed.

For buyers, where any part of the purchase funds are being provided as a gift, the individual(s) providing the gifted funds will also be required to undergo AML checks.

We utilise Coadjute's Assured Compliance service to undertake these AML checks. A fee of £27.00 plus VAT will be charged per individual for each AML check conducted.