

Chas R

LOWE

Est. 1876

96 Lancaster Road, Barnet – EN4 8AL
£550,000 Freehold



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STORM PORCH: Storage cupboard, double glazed front door to,

ENTRANCE HALL: Engineered wood flooring, stairs to landing, double radiator.

DOWNSTAIRS CLOAKROOM: Low level flush WC, wash hand basin, splash back tiles, extractor fan.

FITTED KITCHEN: Comprising base and eye level units, stainless steel gas hob with extractor fan and light above, stainless steel electric oven below, stainless steel one and a half bowl sink with single drainer, work surfaces to 3 sides, plumbing for washing machine and dishwasher, space for fridge freezer.

LOUNGE: Double glazed doors leading onto rear garden, engineered wood flooring, under stairs storage cupboard housing condensing tumble dryer, power points, 2 x single radiator.

LANDING: Access to loft.

BEDROOM: Double glazed window overlooking front, single radiator, power points, range of built in wardrobes.

BEDROOM: Double glazed window overlooking rear garden, radiator, power points.

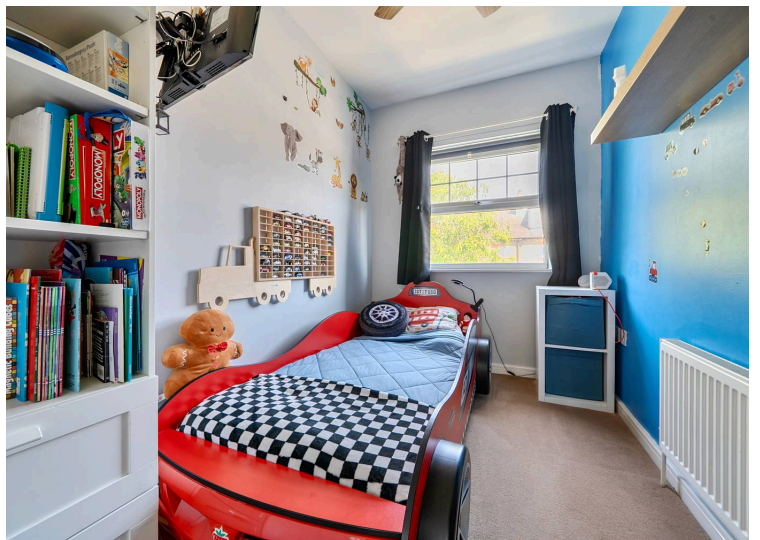
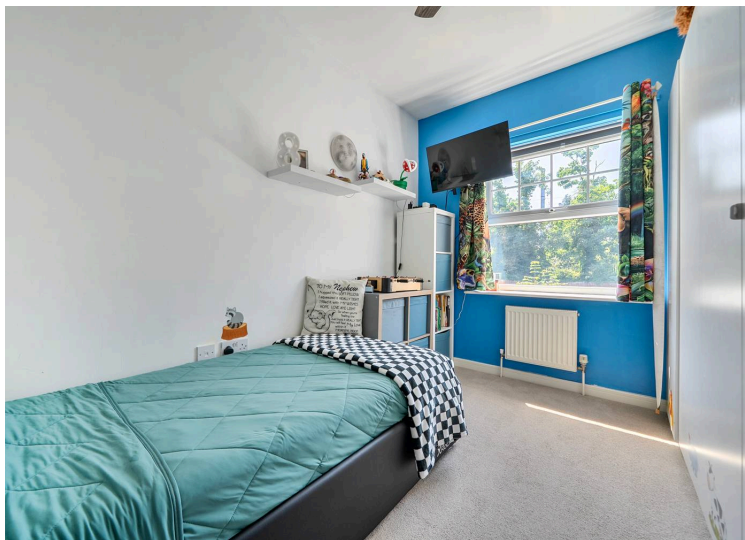
BEDROOM: Double glazed window overlooking front, power points, single radiator.

BATHROOM: Low level flush WC, wash hand basin, P bath with shower screen and thermostatic shower, double glazed window, walls behind suite tiled, shaver point, radiator.

GARDEN: Initial covered paved patio area with pathway leading up to the rear of the garden with gate leading to second parking space, lawn, mature shrub borders, hardstanding with shed, lights and water point, rear access.

TENURE : FREEHOLD

SERVICE CHARGE: £650.00 p/a





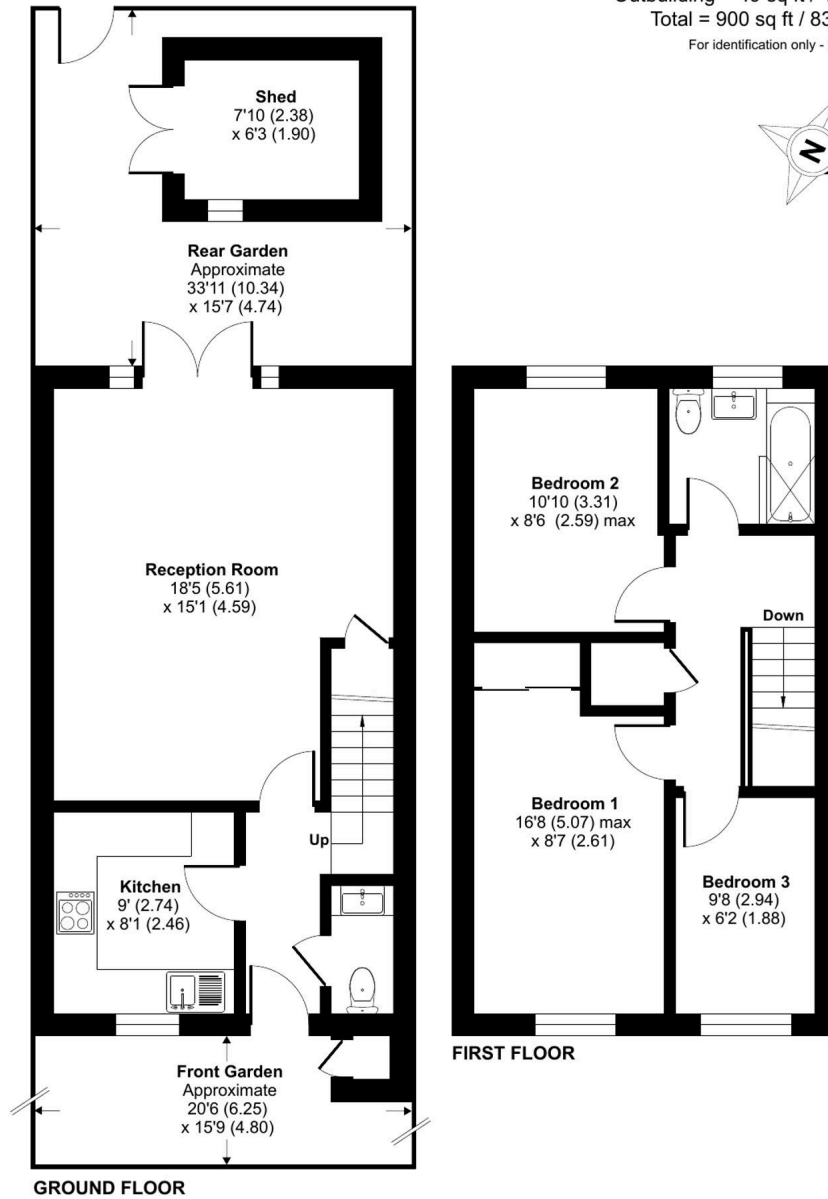
Lancaster Road, East Barnet, Barnet, EN4

Approximate Area = 851 sq ft / 79 sq m

Outbuilding = 49 sq ft / 4.5 sq m

Total = 900 sq ft / 83.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Chas R Lowe Estates. REF: 1482768

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.