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Ground Floor
Approx. 717.8 sq. feet



Total area: approx. 717.8 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 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.
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9 Queen Elizabeth Court Park Road

Barnet EN5 5SG

£375,000

Leasehold

PROPERTY SUMMARY

Situated at the bottom of Park Road High Barnet in a quiet cul de sac turning opposite King Georges Playing Fields and within walking distance to High Barnet Underground Station, the High Street with its wealth of shops, restaurants as well as excellent schools. Hamilton Chase are delighted to offer for sale this most attractive two double ground floor maisonette of which an internal viewing is most highly recommended. Features include two bedrooms, 16 ft lounge/diner, fully fitted kitchen, shower room, gas central heating, double glazed windows, wood flooring and fitted carpets, own section of garden, residents parking, chain-free.

ACCOMMODATION

FRONT DOOR

HALLWAY

Wood flooring, radiator, two built in storage cupboards.

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

Double glazed windows to front aspect, wood flooring, radiator, power points, tv and telephone point, walk in storage cupboard housing electric meter and fuse box.

KITCHEN 11' 6" x 7' 6" (3.50m x 2.28m)

Attractive range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainers with cupboards underneath, dishwasher and washing machine, power points, splash back tiling to walls, wall mounted gas central heating boiler, radiator, wood flooring, built in four ring gas hob with extractor hood above, built in electric oven and grill, double glazed windows to front aspect.



BATHROOM 6' 5" x 5' 10" (1.95m x 1.78m)

Walk in double shower with over head shower and shower attachment, tiled walls and flooring, radiator, low level wc, vanity unit with inset wash/hand basin, double glazed frosted windows to side aspect.

BEDROOM 1 13' 0" x 11' 3" (3.96m x 3.43m)

Double glazed windows to rear aspect overlooking the gardens, fitted carpet, power points, radiator.

BEDROOM 2 10' 7" x 9' 7" (3.22m x 2.92m)

Double glazed windows to rear aspect over looking the gardens, fitted carpet, power points, radiator, coving to ceiling.

OWN SECTION OF GARDEN

Laid to lawn, also communal area's flower and shrub borders, trees.

PARKING

There is residents parking.



