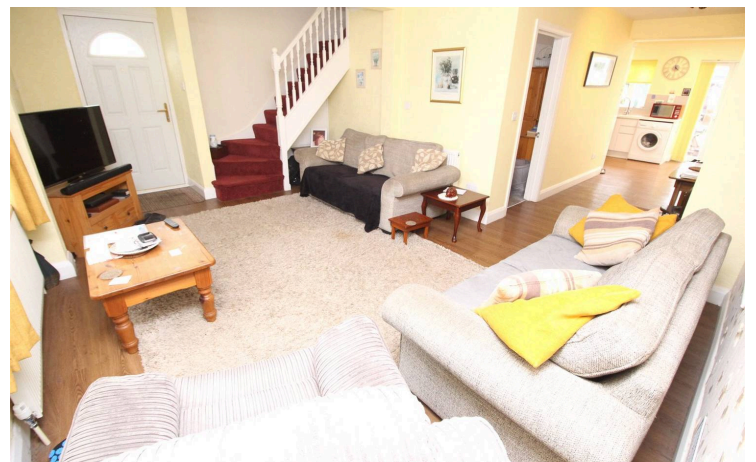


Chas R

LOWE

Est. 1876

202 East Barnet Road, Barnet
£600,000





DOUBLE GLAZED FRONT DOOR: leading into
OPEN PLANNED LOUNGE/DINING AREA:

Double glazed windows overlooking front, single radiator, power points, laminate floor, stairs leading to landing, dining area with laminate floor, power points, radiator, door to downstairs bedroom.

FITTED KITCHEN:

Base and eye level units, work surfaces, stainless steel sink and drainer, double glazed window overlooking rear garden, electric oven with gas hob above, extractor hood, plumbing for dishwasher or washing machine, power points, laminate floor, double glazed door and double glazed window overlooking rear garden, Velux sky light, double radiator, cupboard housing Valiant gas central heating boiler.

DOWNSTAIRS BEDROOM:

Double glazed window to side, single radiator, power points, door to,

ENSUITE SHOWER ROOM :

Walk in shower cubicle with thermostatic shower, vanity wash hand basin, low level flush WC, Velux sky light, double glazed frosted window, chrome heated towel rail.

LANDING :

Double glazed window, access to loft.

BEDROOM

Double glazed window overlooking front, double radiator, laminate flooring, power points,

BEDROOM:

Double glazed window overlooking rear, double radiator, power points, range of built in wardrobes, coving to ceiling.

BEDROOM:

Double glazed window to front, laminate flooring, double radiator, power points, built in wardrobe.

BATHROOM: Low flush WC, panelled P bath with screen, vanity unit with wash hand basin, double glazed frosted window, tiled walls.

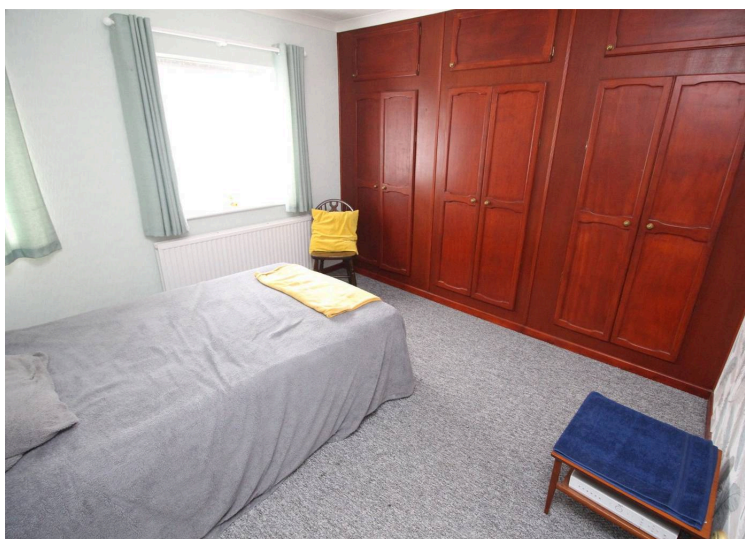
REAR GARDEN:

Initial paved patio area leading round to side access with large shed with power and light, outside light and water, mainly laid to lawn, to rear of garden with summer house.

FRONT OF PROPERTY : off street parking, garden area mainly laid to lawn.

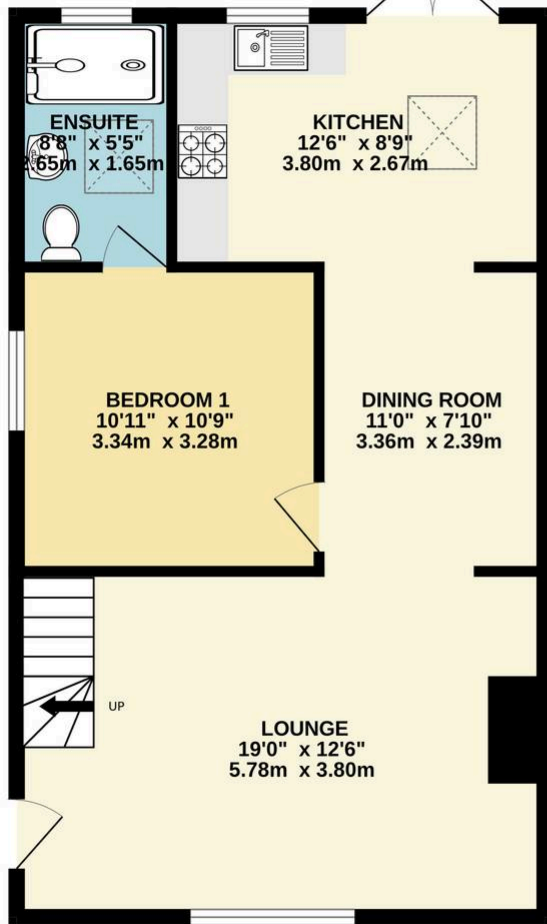
TENURE: FREEHOLD

LOCAL AUTHORITY: BARNET

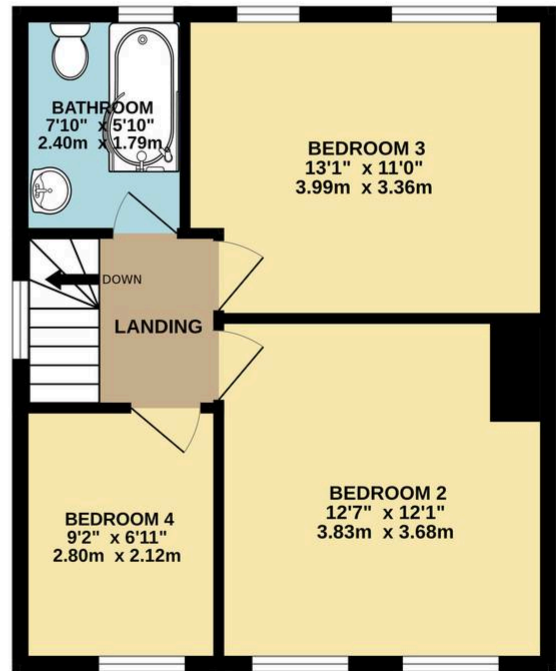




GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.

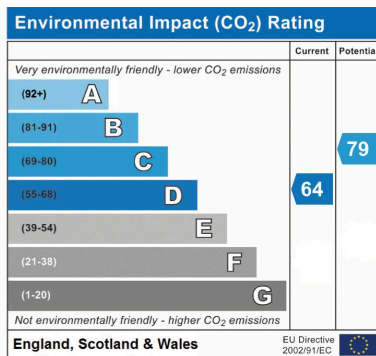
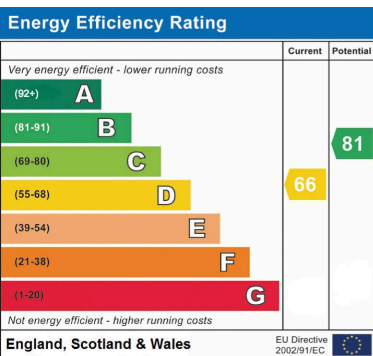


1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1057 sq.ft. (98.2 sq.m.) approx.

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 any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.