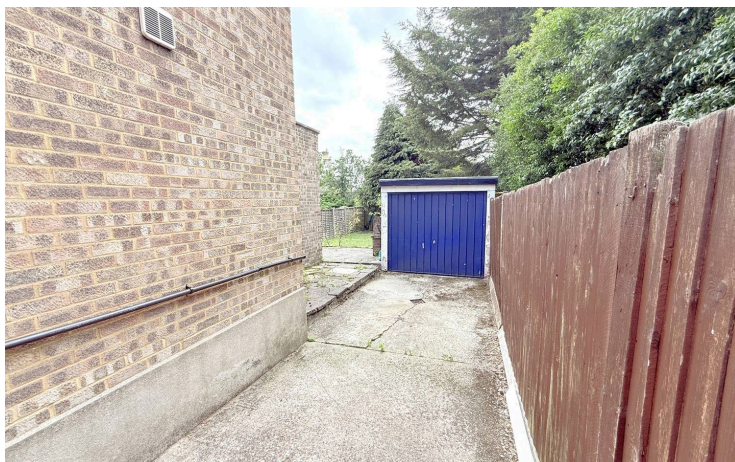


Chas R

LOWE

Est. 1876

**12 Newlands Place, Barnet – EN5 2SX**  
£675,000 Freehold





Front door leading into entrance hall with stairs to landing, door to reception room.

#### RECEPTION ROOM

Double glazed bay window overlooking front, coving to ceiling, single radiator, power points, double doors leading into dining room.

#### DINING ROOM

Coving to ceiling, double glazed door with double glazed windows either side leading onto rear garden, single radiator, power points, door to

GUEST CLOAKROOM : low level flush WC, wash hand basin, double glazed frosted window, single radiator.

#### FITTED KITCHEN

Base and eye level units, roll top work surfaces to three sides, stainless steel sink and drainer, electric hob and oven with extractor fan and light above, partly tiled walls, plumbing for washing machine, space for fridge freezer, double glazed window overlooking rear garden, wall mounted boiler.

LANDING : Access to loft, double glazed window, airing cupboard with copper insulated cylinder.

#### BEDROOM

Double glazed window overlooking front, single radiator, built in cupboard, power points.

#### BEDROOM

Double glazed window overlooking rear garden, single radiator, built in cupboards.

#### BEDROOM

Double glazed window overlooking front, single radiator, built in cupboards, power points.

#### BATHROOM

Low level flush WC, wash hand basin, panelled bath with hot & cold mixer taps and shower attachment, electric Triton shower, tiled walls, single radiator, double glazed frosted window.

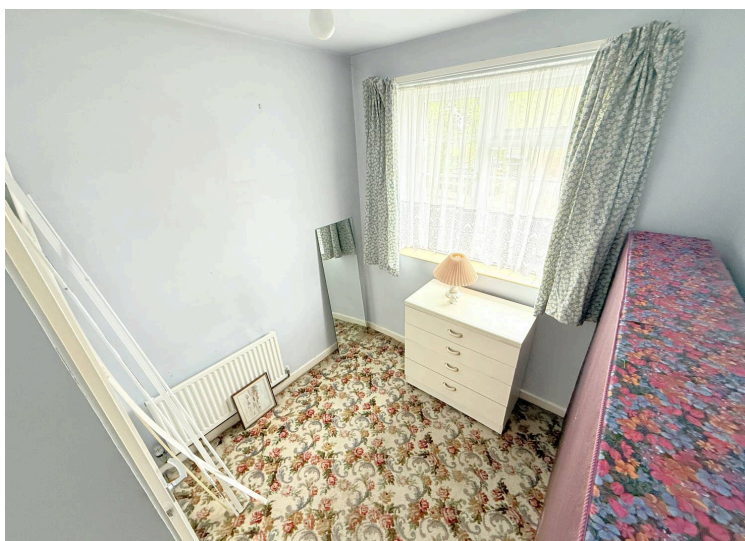
#### REAR GARDEN

Initial crazy paved patio area leading onto side access, laid to lawn, shrub and flower bed borders, sub station to rear of garden.

#### GARAGE

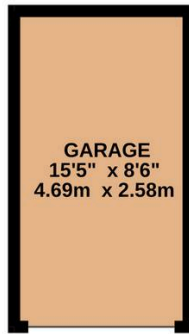
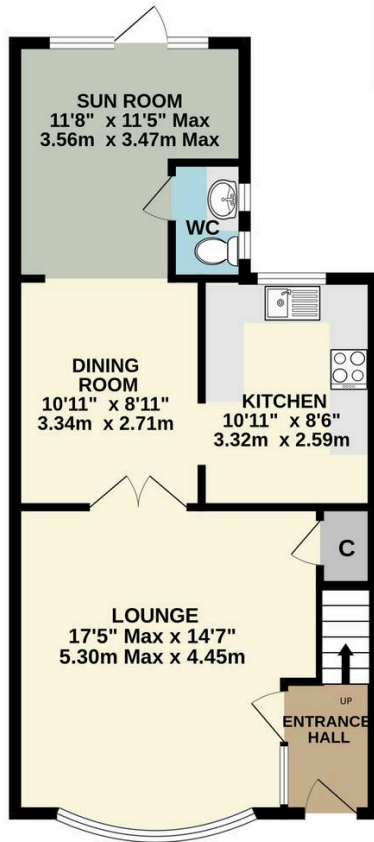
Up and over door.

FRONT OF PROPERTY : off street parking with lawn to side.

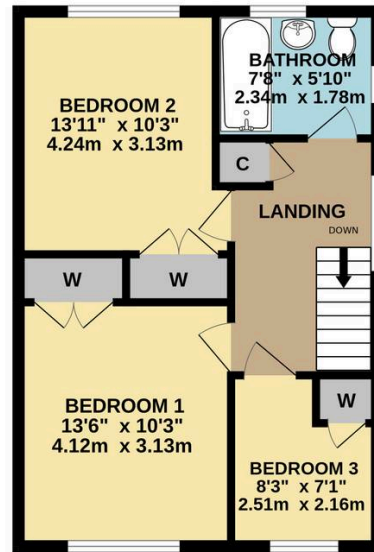




GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



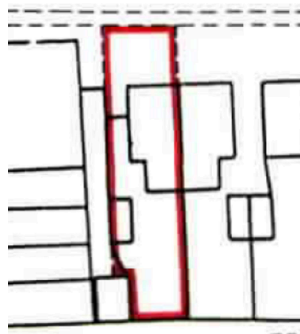
1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



MEASUREMENTS EXCLUDE THE GARAGE

TOTAL FLOOR AREA : 1039 sq.ft. (96.5 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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- 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.