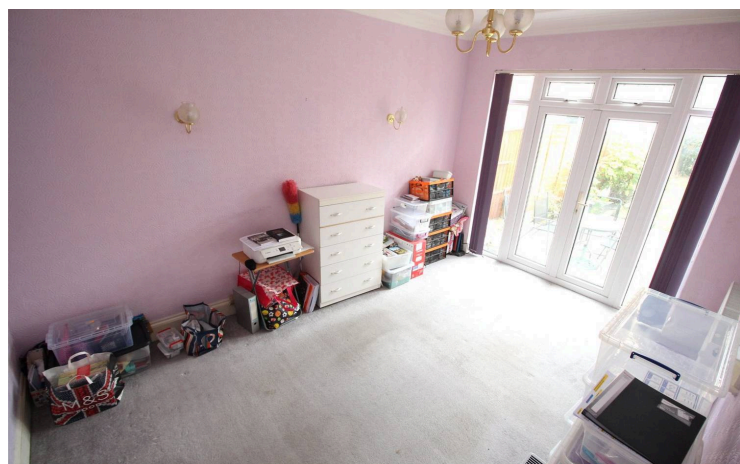


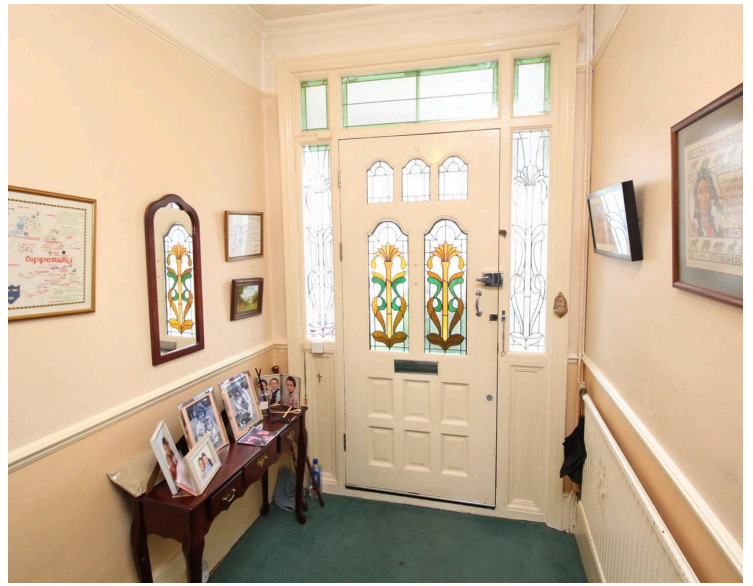
Chas R

LOWE

Est. 1876

15 Holdenhurst Avenue, London  
£755,000 Freehold





**STORM PORCH :** front door leading into

**ENTRANCE HALL :** stairs leading to landing, single radiator, power points, understairs storage cupboard, under stairs airing cupboard housing copper insulated cylinder.

**RECEPTION ROOM :** double glazed bay window overlooking front, double radiator, TV aerial point, power points.

**RECEPTION ROOM :** double glazed double doors leading onto rear garden with double glazed windows to side, double radiator, power points, serving hatch.

**KITCHEN/BREAKFAST ROOM :** base and eye level units, roll top work surfaces to three sides, one and a half bowl stainless steel sink and drainer, electric hob with electric double oven to side, plumbing for washing machine, space for fridge freezer, double glazed window overlooking rear garden, double glazed door leading onto rear garden, serving hatch, double radiator, power points, wall mounted gas central heating boiler.

**LANDING :** access to loft.

**BEDROOM :** double glazed bay window overlooking front, double radiator, built in wardrobes and dresser, power points.

**BEDROOM :** double glazed window overlooking rear garden, range of built in wardrobes, single radiator, power points.

**BEDROOM :** double glazed window overlooking rear garden, single radiator, power points.

**BATHROOM :** low level flush WC, pedestal wash hand basin, tiled panelled bath with hot & cold mixer taps and shower controls, tiled walls, double glazed frosted window, chrome heated towel rail, tiled flooring.

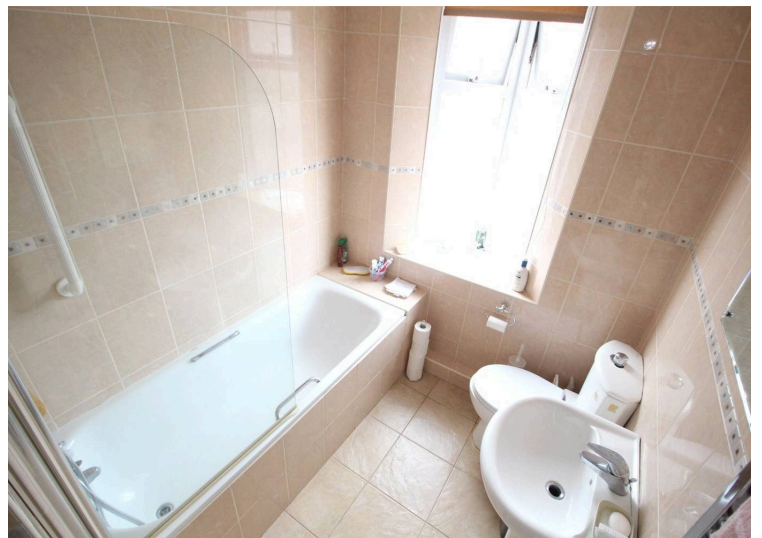
**REAR GARDEN :** initial paved patio area with gated side access, outside tap, mainly laid to lawn with flowerbed borders, pathway leading to rear, brick built shed (requires replacement).

**Ceiling heights**

Ground floor 2.9m

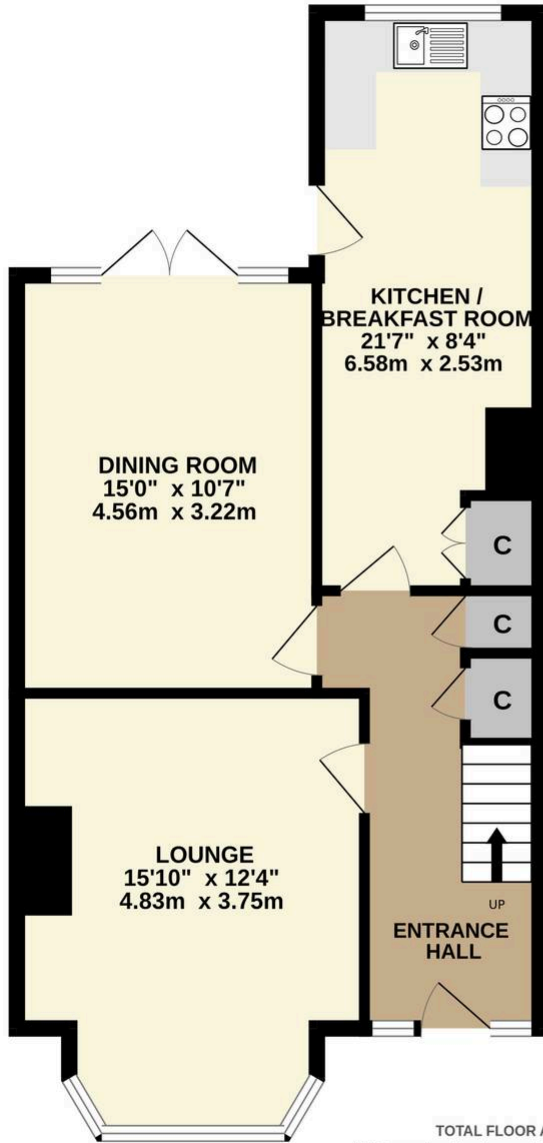
1st floor 2.63m

**BARNET COUNCIL TAX BAND E**

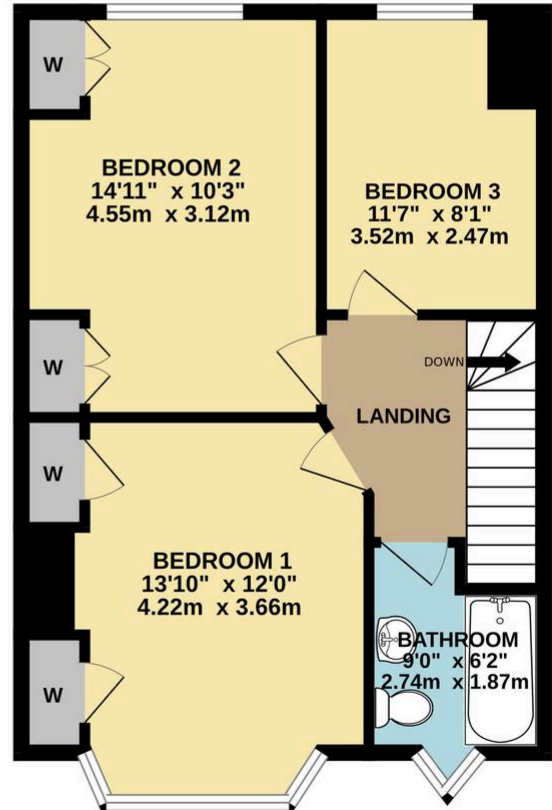




**GROUND FLOOR**  
612 sq.ft. (56.9 sq.m.) approx.

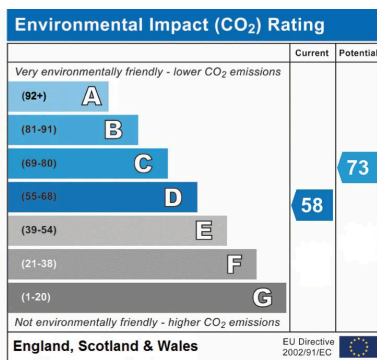
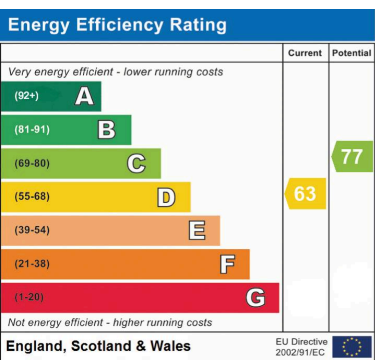


**1ST FLOOR**  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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.