Chas R

LOWE

Est. 1876

16 Albemarle Road, East Barnet - EN4 8EG

£700,000 Freehold







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FRONT DOOR LEADING INTO

ENTRANCE HALL

Radiator, stairs leading to landing, power point, two understairs storage cupboard. Hive central heating control.

RECEPTION ROOM

Double glazed bay window overlooking front, double radiator, power points, coving to ceiling.

RECEPTION ROOM

Double glazed window overlooking rear garden, double glazed double doors leading onto rear garden, power points

KITCHEN/BREAKFAST ROOM

Base and eye level units, stainless steel sink, electric hob, electric double oven, double glazed window overlooking rear garden. Breakfast room, double glazed window overlooking rear garden, double glazed double doors leading onto rear garden, power points, door to garage.

LANDING

Stairs leading to bedroom 4, window to side.

BEDROOM

Double glazed bay windows overlooking front, radiator, power points. Fitted Wardrobes

BEDROOM

Double glazed window overlooking rear garden, radiator, power points, built in cupboard with shelving

BEDROOM

Double glazed window overlooking front, single radiator, power points, picture rail, built in cupboard with shelving

FAMILY BATHROOM





FAMILY BATHROOM

Panelled bath, wash hand basin, shower cubicle, radiator, double glazed frosted window.

SEPARATE WC: Low level flush WC,

Stairs leading to SECOND LANDING : frosted window, access to loft, door to

BEDROOM

Double glazed window overlooking rear with views over East and New Barnet, power points, double radiator.

CLOAKROOM

Low level flush WC, vanity unit with wash hand basin, radiator, frosted window, built in cupboards housing Worcester boiler and hot water tank, easily changed into a bathroom or shower room.

REAR GARDEN

Initial block paved patio area, garden laid to lawn with mature shrub and flowerbed boarders. Two sheds.

FRONT OF PROPERTY Block paved off street parking and garden area.

GARAGE Power, light, plumbing for washing machine, door to kitchen.

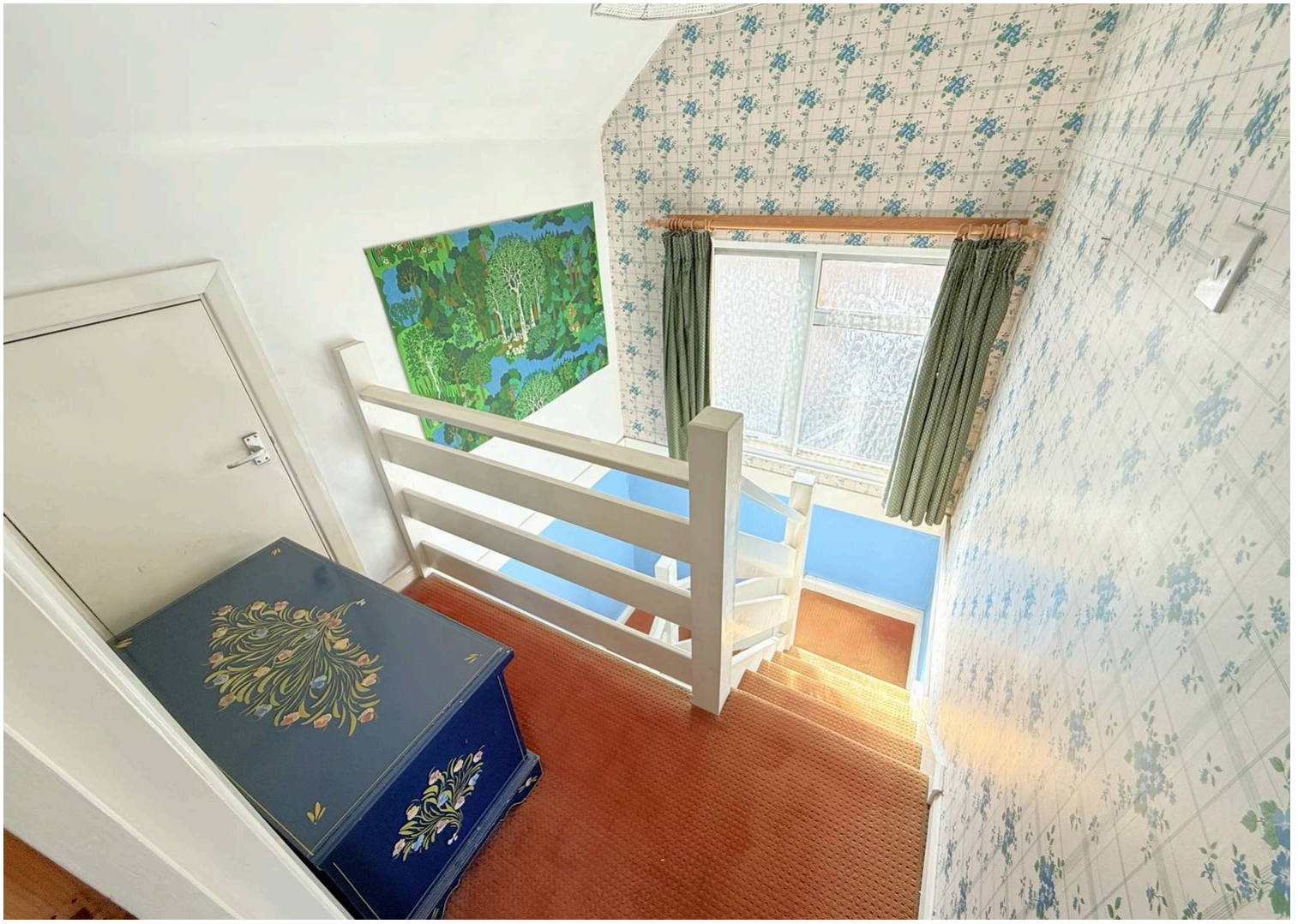












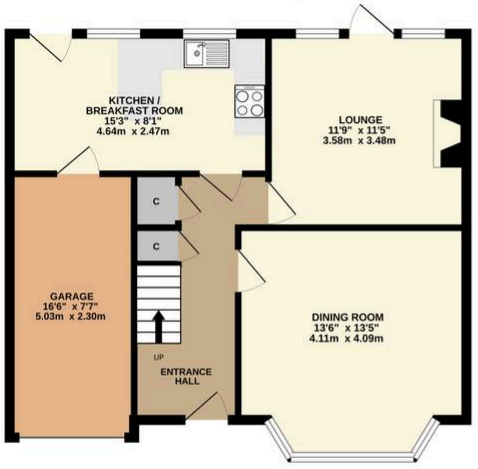




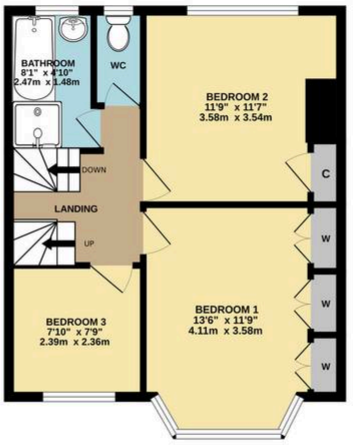




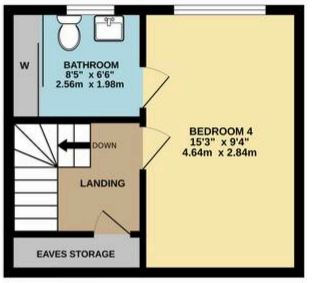
GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



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



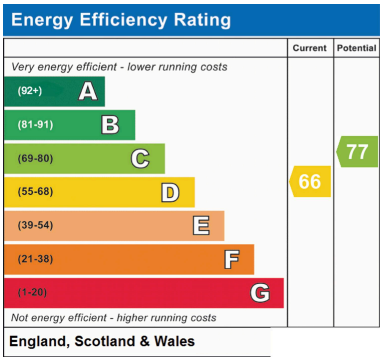
2ND FLOOR
264 sq.ft. (24.6 sq.m.) approx.



MEASUREMENTS EXCLUDE THE GARAGE

TOTAL FLOOR AREA : 1232 sq.ft. (114.5 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**
   In accordance with the requirements of the Money Laundering Regulations, prospective purchasers will be required to provide satisfactory proof of identification at a later stage in the transaction. Your cooperation in providing the requested documentation promptly will assist in preventing any delay in the progression of the sale.

2. **General Information**
   Whilst every effort has been made to ensure that the sales particulars are fair, accurate, and reliable, they are provided for general guidance only and do not constitute part of any offer or contract. Should any matter be of particular importance to you, please contact our office and we will endeavour to verify the relevant information for you, particularly if you are intending to travel a considerable distance to view the property.

3. **Measurements**
   All measurements, dimensions, and floor areas provided within these particulars are approximate and are supplied for guidance purposes only. They should not be relied upon as precise measurements and must not be treated as statements of fact.

4. **Services and Appliances**
   Please note that we have not tested any services, systems, equipment, or appliances at the property. Accordingly, prospective purchasers are strongly advised to arrange their own independent surveys, inspections, and service reports prior to finalising any offer to purchase.

5. **Disclaimer**
   These particulars are issued in good faith; however, they do not constitute representations of fact and shall not form part of any offer or contract. All information contained herein should be independently verified by prospective purchasers or tenants. Neither Sequence (UK) Limited nor any of its employees or agents has the authority to make or give any representation or warranty whatsoever in relation to this property.

Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks on buyers and sellers in accordance with applicable money laundering regulations. These checks must be satisfactorily completed before we can proceed with the transaction.

Where any part of a buyer's purchase funds is provided as a gift, each individual providing gifted funds will also be required to undergo AML checks.

We use Coadjute's Assured Compliance service to undertake these checks. A fee of £55.00 plus VAT per individual applies to each AML check conducted.

Once the AML check has been carried out, the fee is non-refundable, regardless of the outcome of the check or whether the sale proceeds to completion. This includes circumstances where an individual does not pass the checks or the sale falls through.