



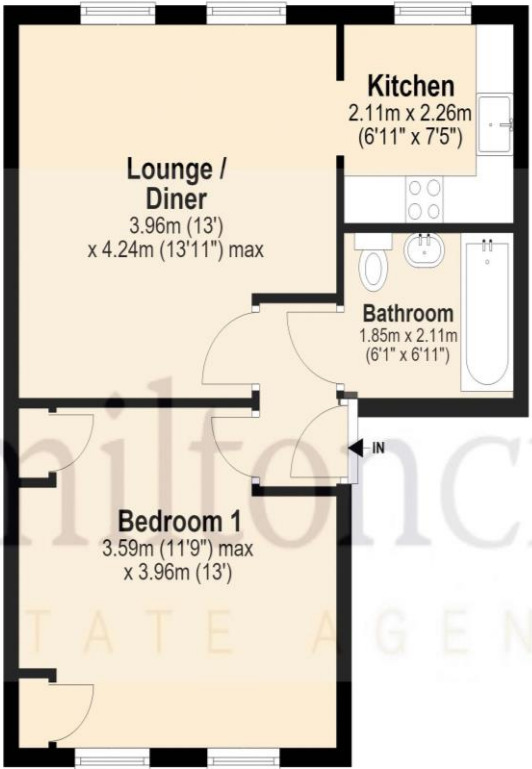
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020 8441 1123

Ground Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



Total area: approx. 43.8 sq. metres (471.5 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		78 C
55-68	D	63 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.
- Floor plans remain copyright of Hamilton Chase Estate Agents and are not to be copied in part or full without written consent, are provided for illustrative purposes only and are not to scale.

Flat 4 Penray 18 The Avenue

Barnet EN5 4EN

£315,000

Leasehold

PROPERTY SUMMARY

Situated in this highly sought after location and forming part of this detached character house Hamilton Chase are delighted to offer for sale this most attractive first floor one bedroom flat of which an internal viewing is most highly recommended. The property itself is in excellent condition and benefits from the following features, one double bedroom, lounge/diner, fitted kitchen, modern bathroom, feature sash windows, high ceilings, gas central heating, allocated parking space.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone system, feature communal staircase leading to all floors.

FRONT DOOR

HALLWAY

Wood-effect vinyl flooring, radiator, power point, wall mounted entry phone.

LOUNGE/DINER 13' 11" x 13' 0" (4.24m x 3.96m)

Two sash windows to front aspect, wood-effect vinyl flooring, power points, coving to ceiling, picture rail, radiator, tv and telephone point, feature fireplace.

KITCHEN 7' 5" x 6' 11" (2.26m x 2.11m)

Range of fitted wall and base units with worksurfaces, inset stainless steel sink/drainers with mixer tap and cupboards underneath, power points, splash back tiling to two walls, tiled flooring, built in four ring gas hob with electric oven below, plumbing for washing machine, built in cupboard housing gas central heating boiler, sash window to front aspect.



BEDROOM 1 13' 0" x 11' 10" (3.96m x 3.60m)

Two sash windows to rear aspect, wood-effect vinyl flooring, power points, picture rail, radiator, coving to ceiling, two built in floor to ceiling wardrobes.

BATHROOM 6' 11" x 6' 1" (2.11m x 1.85m)

Enclosed paneled bath with wall mounted shower, folding shower screen, tiled flooring, wash/hand basin with cupboard underneath, low level wc, heated towel rail, electric shaver point, extractor fan.

PARKING

Allocated parking space.



