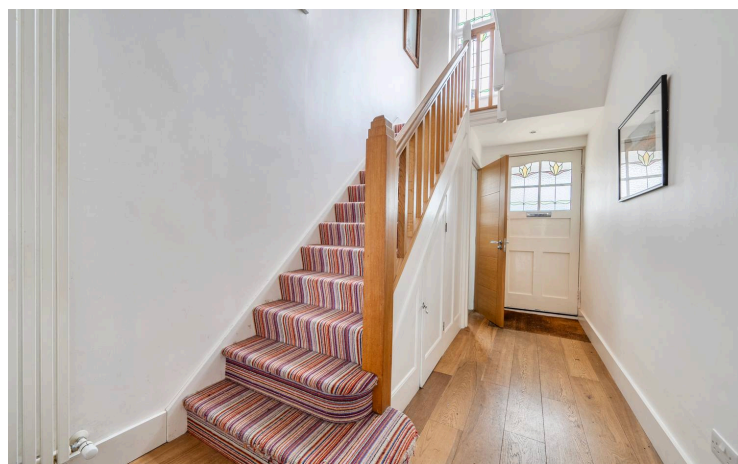


Chas R

LOWE

Est. 1876

90 Northumberland Road, New Barnet – EN5 1EE
£1,425,000 Freehold





Front door with stained glass window leading into

ENTRANCE HALL : wood flooring, understairs storage cupboard, stairs leading to landing with oak balustrade and spindles.

GUEST CLOAKROOM : low level flush WC, wall mounted wash hand basin, tiled walls, tiled flooring, double glazed frosted window, single radiator.

RECEPTION ROOM : double glazed bay windows overlooking front, double radiator below, wood flooring, power points.

KITCHEN/DINING/FAMILY ROOM

Fitted kitchen comprising push to open soft close base and eye level units, Gaggenau steam oven, microwave combination oven, conventional oven and coffee maker, warming draw, integrated fridge and freezer, induction hob with remote controlled pop-up extractor fan, sink with hot & cold mixer tap and Quooker hot tap, composite work surfaces, integrated Bosch dishwasher, island with seating area, tiled flooring, bi-fold doors leading onto terrace.

Dining area with tiled flooring, door to side access, power points.

Family area with bi-fold doors leading onto terrace, tiled flooring, power points, stairs leading down to annexe.

UTILITY ROOM : base and eye level units, wooden work surface, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, partly tiled walls, concealed radiator, cupboard housing Vaillant gas central heating boiler and water softener, double glazed door to side.

Stairs leading down to ANNEXE

Reception room (currently used as office) with laminate flooring, bi-fold doors leading onto rear garden, entry phone system, door leading to storage area.

Bedroom with bi-fold doors leading onto rear garden, laminate flooring, power points.

Ensuite shower room with vanity unit with wash hand basin, concealed flush WC, shower cubicle, tiled flooring, tiled walls.

LANDING : stained glass leaded light window, access to loft.

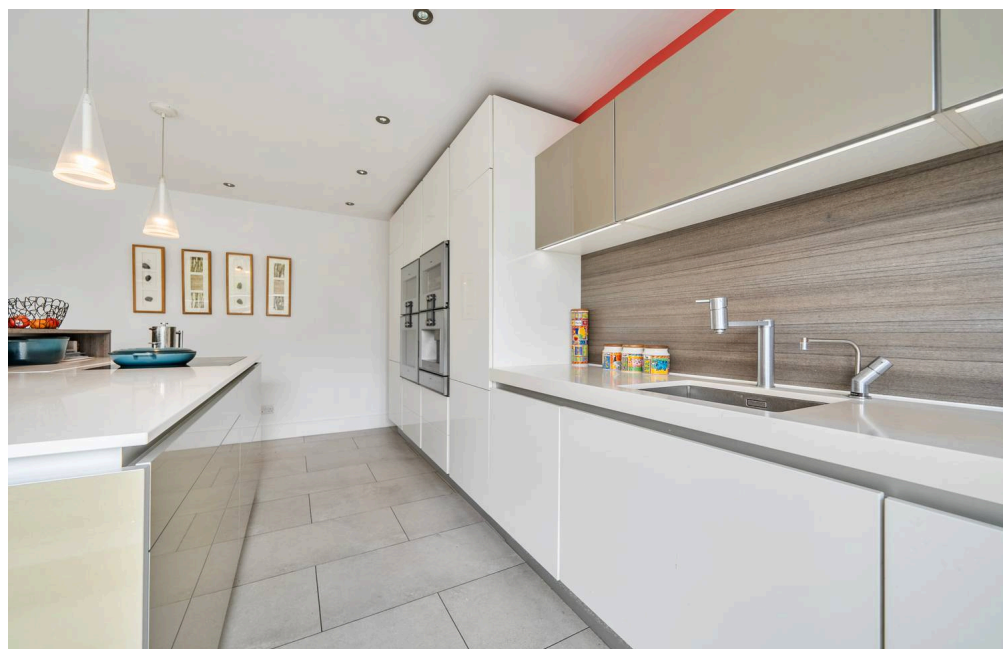
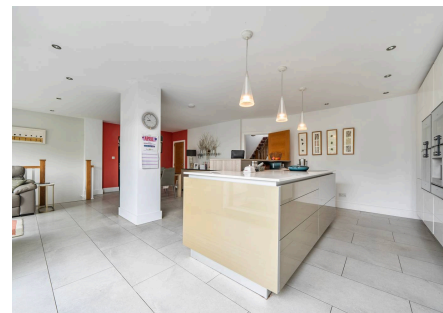
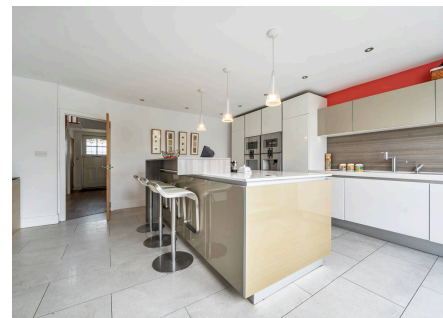
BEDROOM : double glazed windows overlooking rear gardens, double radiator below, power points.

ENSUITE SHOWER ROOM : low level flush WC, vanity unit with wash hand basin, shower cubicle, shaver point, tiled walls, tiled flooring with underfloor heating, double glazed frosted window, extractor fan, chrome heated towel rail.

BEDROOM : double glazed bay windows overlooking front, double radiator below, power points.

BEDROOM : double glazed window overlooking front, double radiator, power points.

LARGE FAMILY BATHROOM : low level flush WC, vanity unit with wash hand basin, free-standing bath with hot & cold mixer taps and shower attachment, shower cubicle with thermostatic controls, chrome heated towel rail, tiled walls, tiled flooring with underfloor heating, double glazed frosted window.

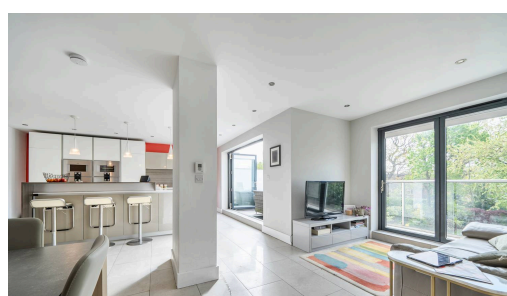


REAR GARDEN : initial paved patio area with side access, mainly laid to lawn with mature shrub and flowerbed borders, outside light, shed to rear.

TENURE: FREEHOLD

LOCAL AUTHORITY: BARNET

COUNCIL TAX BAND: G






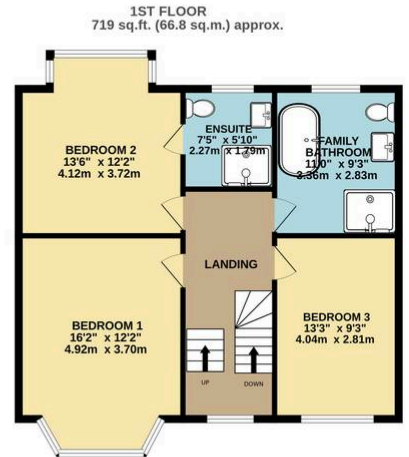
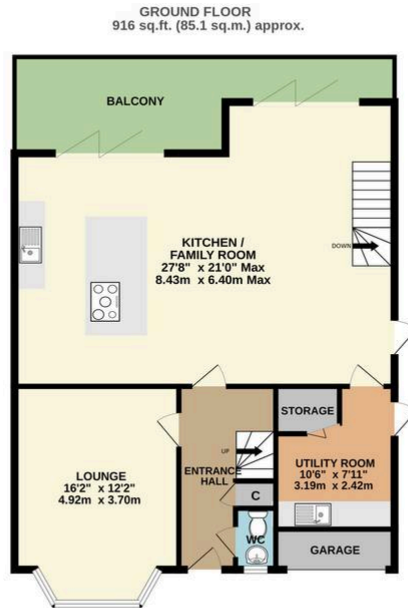
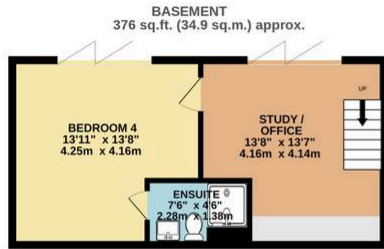








Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



TOTAL FLOOR AREA : 2011 sq.ft. (186.8 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.

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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.