

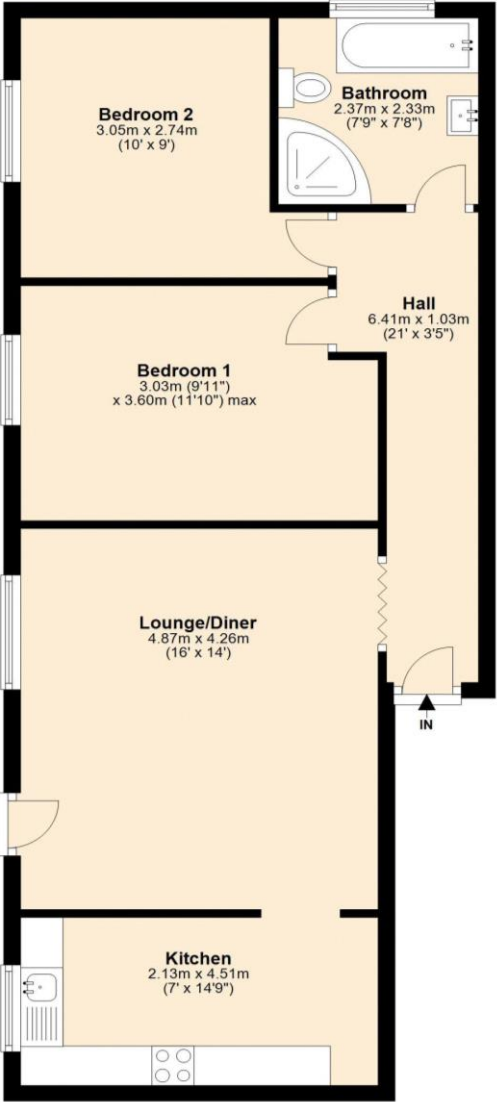


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020 8441 1123

Top Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 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.



# 10 Lowndes Lodge Hadley Road

Barnet EN5 5QW

£375,000

Share of Freehold

## PROPERTY SUMMARY

Situated in this sought after location with both Tudor Park and Hadley Common close by Hamilton Chase are delighted to offer for sale this attractive top floor apartment of which an internal viewing is most highly recommended. The property itself has been maintained in good order and offers 740 sq ft of living space, both New Barnet and High Barnet Overground and Underground Stations are within easy access as well as local shopping facilities. Features include two double bedrooms, 16 ft lounge/diner, modern fitted kitchen, four piece bathroom suite, gas central heating, double glazed windows, views over the well maintained communal gardens, garage, allocated parking space in front of garage, chain-free.

## ACCOMMODATION

### COMMUNAL ENTRANCE

With entry phone system and staircase leading to all floors.

### FRONT DOOR

### HALLWAY 21' 0" x 3' 5" (6.40m x 1.04m)

Fitted carpet, double radiator, power points, built in storage cupboard housing hot water cylinder and cold water tank, double doors to Lounge/diner.

### LOUNGE/DINER 16' 0" x 14' 0" (4.87m x 4.26m)

Fitted carpet, power points, tv and telephone point, coving to ceiling, concealed gas central heating boiler, two radiators, large double glazed windows and juliet balcony over looking the communal gardens.

### KITCHEN 14' 9" x 7' 0" (4.49m x 2.13m)

Range of fitted wall and base units with ample worksurfaces, inset stainless steel sink with mixer tap, built in dishwasher and washing machine, power points, built in four ring electric hob with extractor hood above, electric oven, wood flooring, coving to ceiling, double glazed window to rear aspect.

### BEDROOM 1 11' 10" x 9' 11" (3.60m x 3.02m)

Double glazed window to rear aspect over looking the communal gardens, fitted carpet, power points, radiator, coving to ceiling.



### BEDROOM 2 10' 0" x 9' 0" (3.05m x 2.74m)

Double glazed window to rear aspect over looking the communal gardens, fitted carpet, power points, coving to ceiling, radiator.

### BATHROOM 7' 9" x 7' 8" (2.36m x 2.34m)

Paneled bath, vanity unit with inset sink/drain, low level wc, corner shower cubicle with sliding doors, tiled walls and flooring, extractor hood, double glazed window to side aspect.

### GARAGE 19' 0" x 9' 5" (5.79m x 2.87m)

With an up and over door, power and light.

### PARKING SPACE

There is a parking space in front of the garage.

### COMMUNAL GARDENS

Well maintained communal gardens, flower and shrub borders, lawn area, mature tress.





