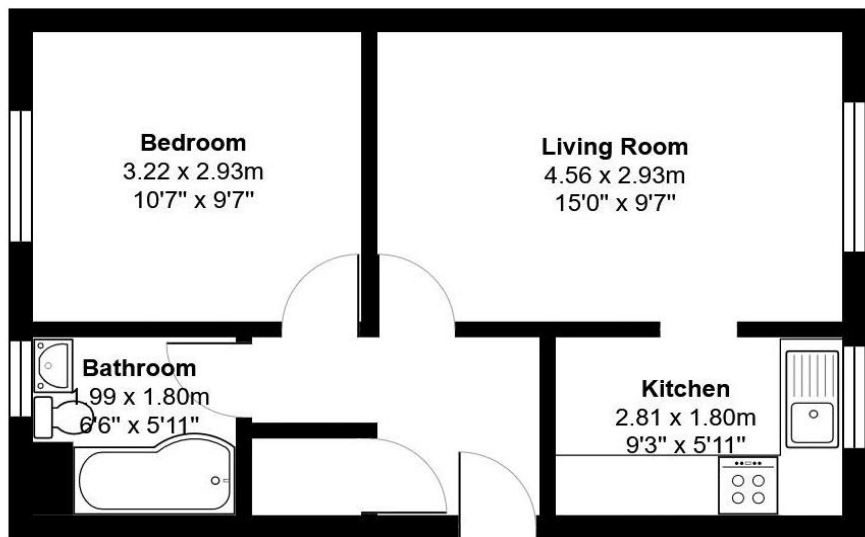




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Second Floor
Area: 38.8 m² ... 418 ft²

Total Area: 38.8 m² ... 418 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 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.

6 Gillings Court Wood Street

Barnet EN5 4BU

£275,000

Share of Freehold

PROPERTY SUMMARY

Situated in this highly sought after location within easy access of High Barnet Underground Station as well as High Barnet shopping facilities Hamilton Chase are delighted to offer for sale this rare available top floor one bedroom apartment with its own loft space. the property its self has just been re-decorated through out and benefits from a new kitchen and bathroom as well as new carpets. The property is being offered chain-free and offers the following features, one double bedroom, 15 ft lounge, fitted kitchen, modern bathroom, electric heating, allocated undercover parking space, share of freehold, viewing highly recommended.

ACCOMMODATION

COMMUNAL ENTRANCE

With entry phone system and staircase leading to all floors.

FRONT DOOR

HALLWAY

Fitted carpet, power point, wall mounted electric heater, wall mounted entry phone, spot lights, electric fuse box, walk in storage cupboard, access to insulated and boarded loft space via a pull down folding loft ladder.

LOUNGE 15' 0" x 9' 7" (4.57m x 2.92m)

Windows to front aspect, fitted carpet, power points, tv and telephone point, wall mounted electric heater, spot lights, coving to ceiling.



KITCHEN 9' 3" x 5' 11" (2.82m x 1.80m)

Range of fitted wall and base units with rolled top worksurfaces, inset stainless steel sink/drainer with cupboards underneath, built in washing machine, four ring electric cooker, fridge freezer, power points, splash back tiling to walls, wood flooring, window to front aspect.

BEDROOM 1 10' 7" x 9' 7" (3.22m x 2.92m)

Window to rear aspect, fitted carpet, power points, wall mounted electric heater,

BATHROOM 6' 6" x 5' 11" (1.98m x 1.80m)

Enclosed paneled bath, wall mounted electric shower with shower screen, low level wc, wash/hand basin with cupboards underneath, tiled walls, spot lights, wood flooring, window to rear aspect.

ALLOCATED PARKING SPACE WHICH IS UNDERCOVER

SHARE OF FREEHOLD

