

Chas R

LOWE

Est. 1876

146 Fitzjohn Avenue, Barnet
£630,000 Freehold





Double glazed front door leading into

ENTRANCE HALL : concealed radiator, laminate flooring, access to loft, airing cupboard housing copper insulated cylinder and shelving.

RECEPTION ROOM 24'10 into bay x 13'8 > 10'6

Double glazed square bay windows overlooking front, double radiator below, TV aerial point, power points, double glazed window to side, further double radiator.

KITCHEN/BREAKFAST ROOM 13'10 x 8'11

Base and eye level units, roll top work surfaces to two sides, pelmet lighting, electric hob with extractor fan and light above, electric oven below, one and a half bowl stainless steel sink and drainer, plumbing for washing machine or dishwasher, space for fridge freezer, laminate flooring, double glazed window overlooking rear garden, double glazed door leading onto rear garden, power points.

BEDROOM 11'1 to front of wardrobes x 11'5

Double glazed window overlooking front, single radiator, power points, range of built in wardrobes.

BEDROOM 12'10 x 10'8

Double glazed window overlooking side, single radiator, power points.

BEDROOM 9'10 max > 8'1 x

Double glazed window overlooking rear garden, single radiator, power points.

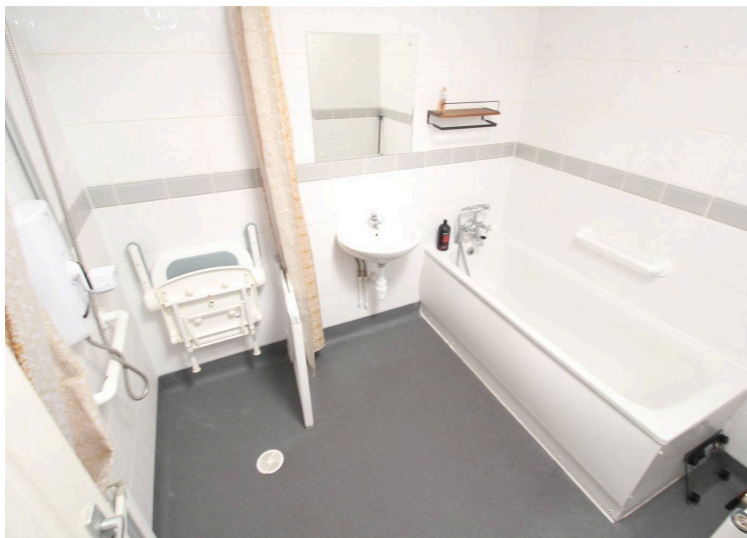
BATHROOM : walk-in shower, panelled bath with hot & cold mixer taps and shower attachment, wall mounted wash hand basin, tiled walls, wet room floor, extractor fan, Velux window.

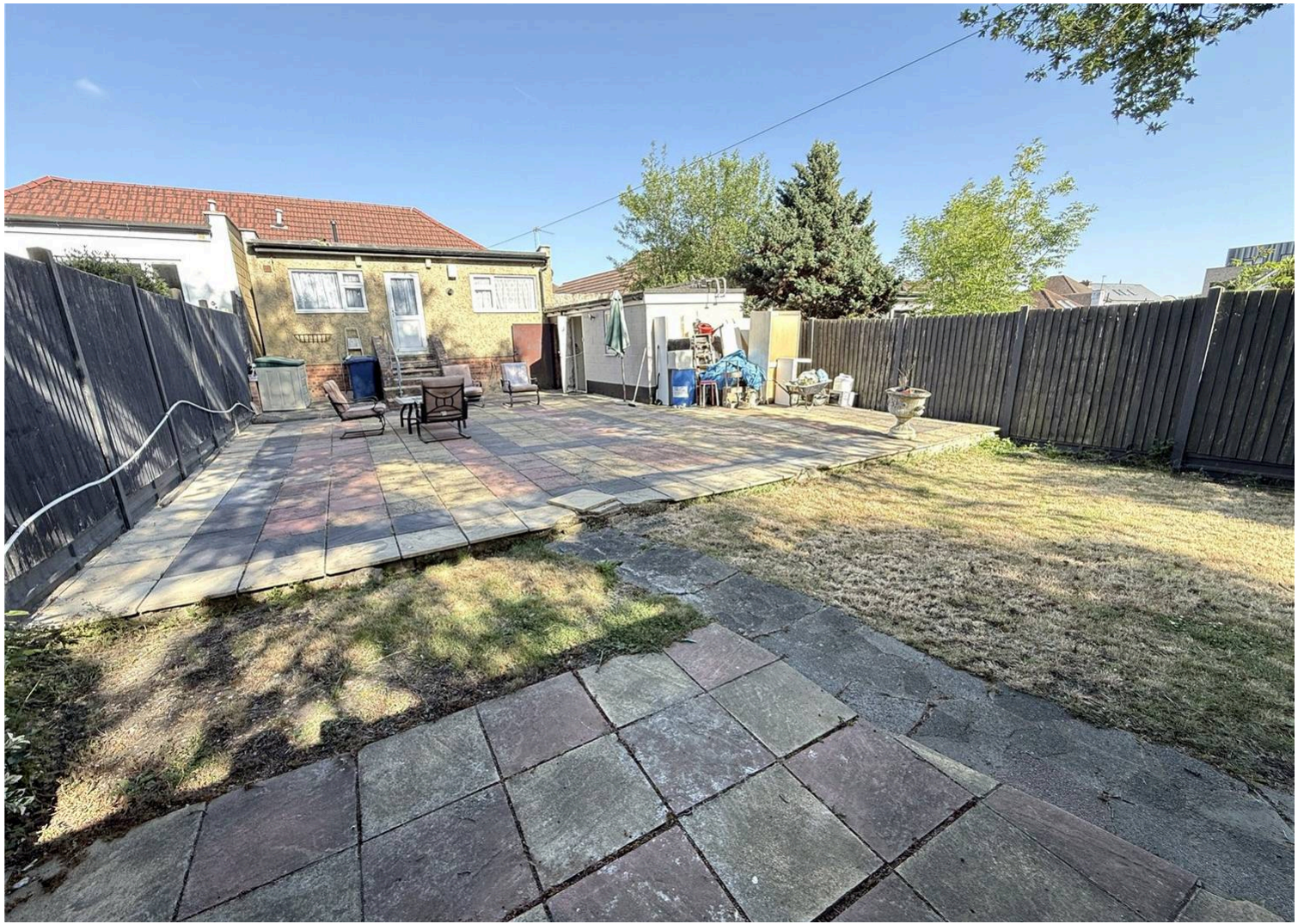
SEPARATE WC : low level flush WC, partly tiled walls, extractor fan.

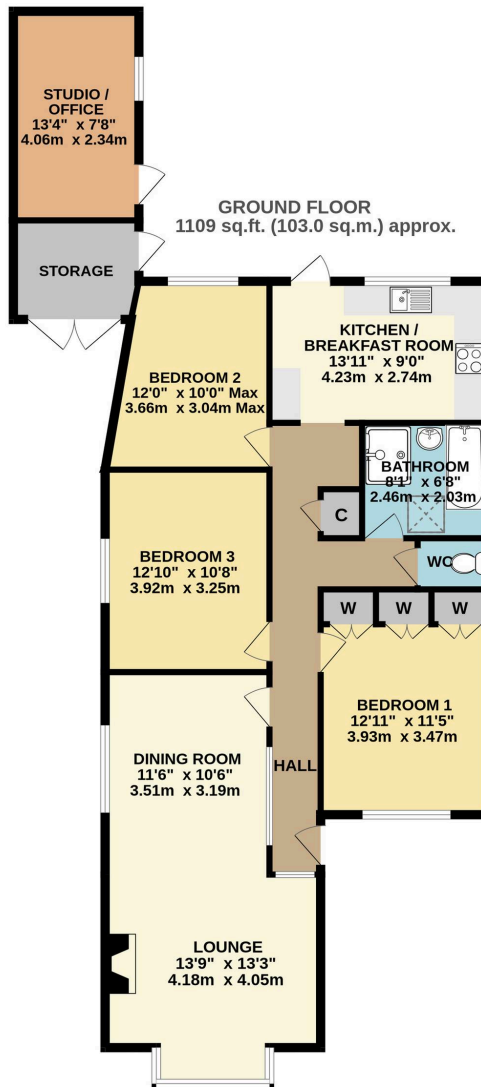
REAR GARDEN : large paved patio area with gated side access, brick built shed with power and light, small lawn with further patio area, further shed to rear.

FRONT OF PROPERTY : shared driveway leading to off street parking.

LOCAL AUTHORITY: BARNET



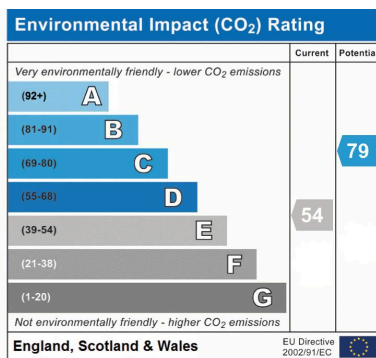
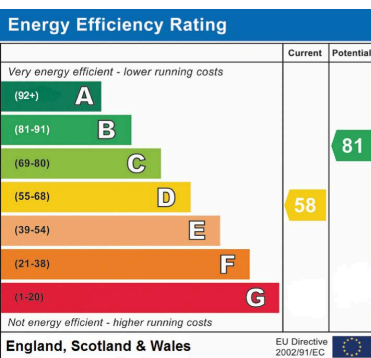




MEASUREMENTS EXCLUDE OUTBUILDINGS

TOTAL FLOOR AREA : 1109 sq.ft. (103.0 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.

Anti-Money Laundering (AML)

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.