

Chas R

LOWE

Est. 1876

**16 St. Wilfrids Close, Barnet – EN4 9SE**  
£350,000 Leasehold





Door leading into lobby area with stairs leading to landing onto front door.

**ENTRANCE HALL:**

Access to loft, power point.

**LOUNGE:**

Double glazed window overlooking front with radiator below, TV aerial point, power points, coving to ceiling.

**KITCHEN:**

Fitted kitchen comprising of both base and eye level units, roll-top work surfaces to two sides, stainless steel gas hob with stainless steel extractor fan above and electric oven below. stainless steel sink and drainer with hot and cold mixer taps, double aspect double glazed windows, power points, plumbing for washing machine, space for fridge freezer, wall-mounted gas central heating boiler, laminated flooring.

**BEDROOM 1:**

Double glazed window overlooking rear, radiator below, power points.

**BEDROOM 2:**

Double glazed window overlooking rear, radiator below, power points.

**BATHROOM:**

Suite comprising of low level flush WC, pedestal wash hand basin, panelled bath, walls behind suite are tiled, tiled floor, double glazed frosted window, chrome towel rail.

**GARDEN:**

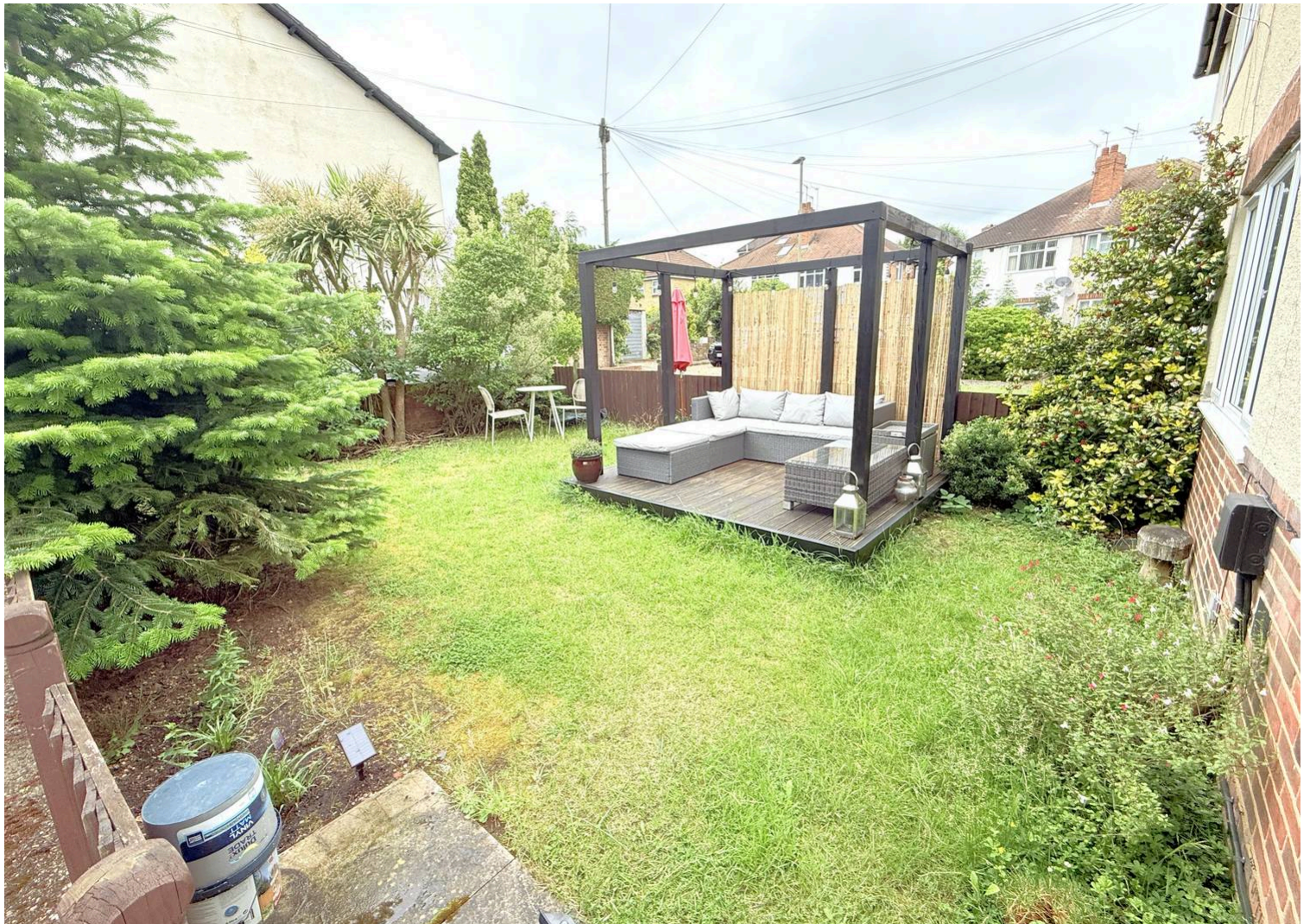
Secluded front garden laid to lawn with mature scrub and flower bed borders.

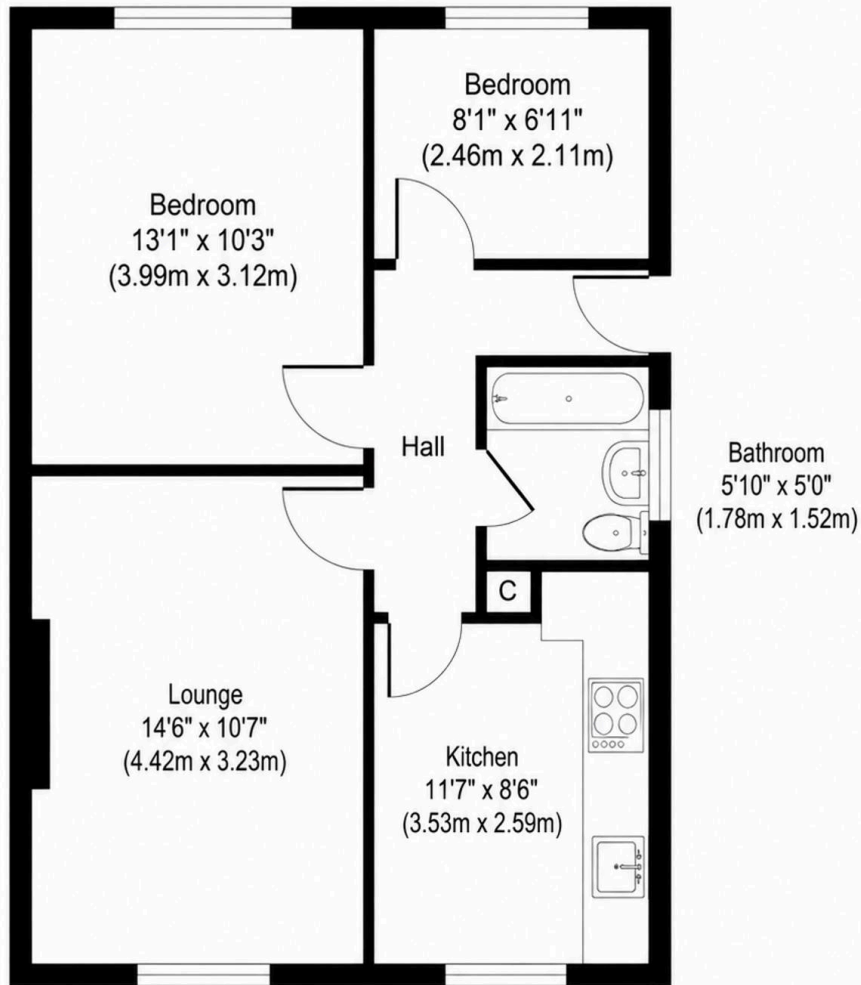
**TENURE: LEASEHOLD**

125 years from 25 March 2013

**LOCAL AUTHORITY: BARNET**

**COUNCIL TAX: C**





**Approximate Floor Area**  
**533 sq. ft**  
**(49.48 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the 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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 2/3/2028

- 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.