

Chas R

LOWE

Est.1876

74 Capel Road, Barnet – EN4 8JE
£450,000 Share of Freehold



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10 Church Hill Road East Barnet Herts EN4 8TB



Double glazed front door leading into

KITCHEN/BREAKFAST ROOM : base and eye level units, wooden work surfaces, laminate flooring, double radiator, double sink unit, space for gas range cooker, plumbing for washing machine, double glazed door leading onto rear garden, double glazed window overlooking rear garden, partly tiled walls.

INNER LOBBY

BEDROOM : double glazed square bay windows overlooking front, radiator, range of built in wardrobes, stripped flooring, power points.

BEDROOM (separated into two areas with stud wall) : stripped flooring, power points, doorway leading to area with double glazed bay windows overlooking front, single radiator.

BATHROOM : low level flush WC, vanity unit with wash hand basin, P-shaped bath with shower screen, hot and cold mixer taps and shower attachment, tiled walls, tiled flooring, heated towel rail, extractor fan, double glazed frosted window.

RECEPTION ROOM : double glazed window overlooking rear garden, double radiator, cast iron fireplace with wood surround, stripped flooring, power points.

OWN REAR GARDEN : concrete patio with gated side access, further gate leading to garden area.

DETACHED GARAGE

SHARE OF FREEHOLD with 999 year lease from 1995.

NO SERVICE CHARGE

NO GROUND RENT

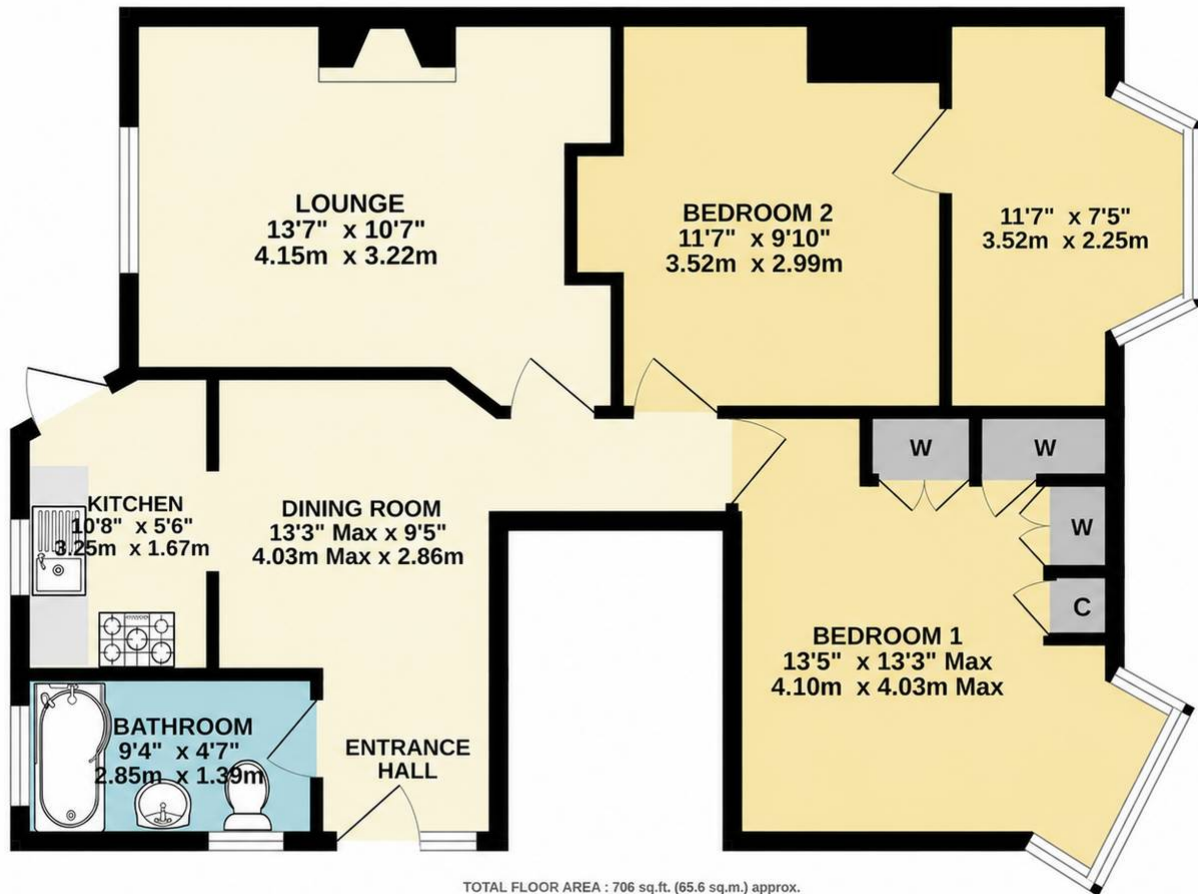
OWNER IS RESPONSIBLE FOR OWN BUILDINGS INSURANCE







706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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,

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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

In accordance with the requirements of the Money Laundering Regulations, prospective purchasers will be required to provide satisfactory proof of identification at a later stage in the transaction. Your cooperation in providing the requested documentation promptly will assist in preventing any delay in the progression of the sale.

2. General Information

Whilst every effort has been made to ensure that the sales particulars are fair, accurate, and reliable, they are provided for general guidance only and do not constitute part of any offer or contract. Should any matter be of particular importance to you, please contact our office and we will endeavour to verify the relevant information for you, particularly if you are intending to travel a considerable distance to view the property.

3. Measurements

All measurements, dimensions, and floor areas provided within these particulars are approximate and are supplied for guidance purposes only. They should not be relied upon as precise measurements and must not be treated as statements of fact.

4. Services and Appliances

Please note that we have not tested any services, systems, equipment, or appliances at the property. Accordingly, prospective purchasers are strongly advised to arrange their own independent surveys, inspections, and service reports prior to finalising any offer to purchase.

5. Disclaimer

These particulars are issued in good faith; however, they do not constitute representations of fact and shall not form part of any offer or contract. All information contained herein should be independently verified by prospective purchasers or tenants. Neither Sequence (UK) Limited nor any of its employees or agents has the authority to make or give any representation or warranty whatsoever in relation to this property.

Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks on buyers and sellers in accordance with applicable money laundering regulations. These checks must be satisfactorily completed before we can proceed with the transaction.

Where any part of a buyer's purchase funds is provided as a gift, each individual providing gifted funds will also be required to undergo AML checks.

We use Coadjute's Assured Compliance service to undertake these checks. A fee of £55.00 plus VAT per individual applies to each AML check conducted.

Once the AML check has been carried out, the fee is non-refundable, regardless of the outcome of the check or whether the sale proceeds to completion. This includes circumstances where an individual does not pass the checks or the sale falls through.