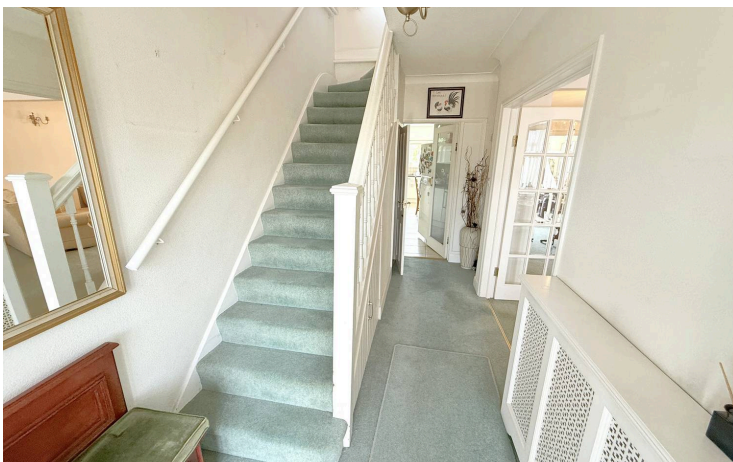


Chas R

LOWE

Est. 1876

**215 Crescent Road, Barnet – EN4 8SB**  
£775,000 Freehold





PORCH: 6'4 x 3'

Double Glazed windows to three sides and double glazed front door, ceramic tiled floor and main door to.

ENTRANCE HALL: 15' x 6'5

Coved ceilings, radiator, Multipaned glazed double doors to

DOWNSTAIRS CLOAKROOM:

Fully tiled walls, low flush WC, wall mounted corner wash hand basin with cupboard under, laminated floor, obscured window to side, expel air.

THROUGH LOUNGE: 27'7 into bay x 11'7 > 11'

Double glazed round bay window to front with curved radiator. coved ceiling, further radiator, multipaned double glazed doors to

KITCHEN DINER: L shaped 18'4 x 10'1 plus 9'9 x 8'

Range of wall and base units with underlighting and granite worktops over with single drainer inset sink unit with mixer tap, ceramic tiled walls, enclosed wall mounted combination boiler, eye level built-in double oven, four ring ceramic hob with cooker hood above, integrated washing machine and dishwasher, space for fridge freezer, ceramic tiled floor, sunken spotlights, double glazed window overlooking garden, double glazed sliding patio doors to garden, double radiator

FIRST FLOOR LANDING:

Access to loft, double glazed window to side, doors to

BEDROOM: 15'5 into bay x 11'8

Double glazed round bay to front, radiator, picture rail

BEDROOM: 12' x 11'

Double glazed window to rear, double radiator, picture rail



**BEDROOM:** 7'1x 6'6

Double glazed window to front, double radiator, picture rail

**BATHROOM:**

Panelled bath with mixer tap and hand shower attachment, , separate shower cubical, low flush WC with concealed cistern, wash hand basin inset into vanity cupboard below, Ceramic tiled floor and walls, obscured double glazed window to rear, heated towel rail with radiator, sunken spotlights

**FRONT GARDEN:**

Mainly laid to lawn with shrubs, off street parking for three cars leading to garage up and over door which leads to side carport and drive through to

**GARAGE:** 15'9 x 8'3

Lighting and power

**REAR GARDEN:** APPROX 120'

Patio area, outside lighting, water tap, mainly laid to lawn,

**TENURE:** FREEHOLD

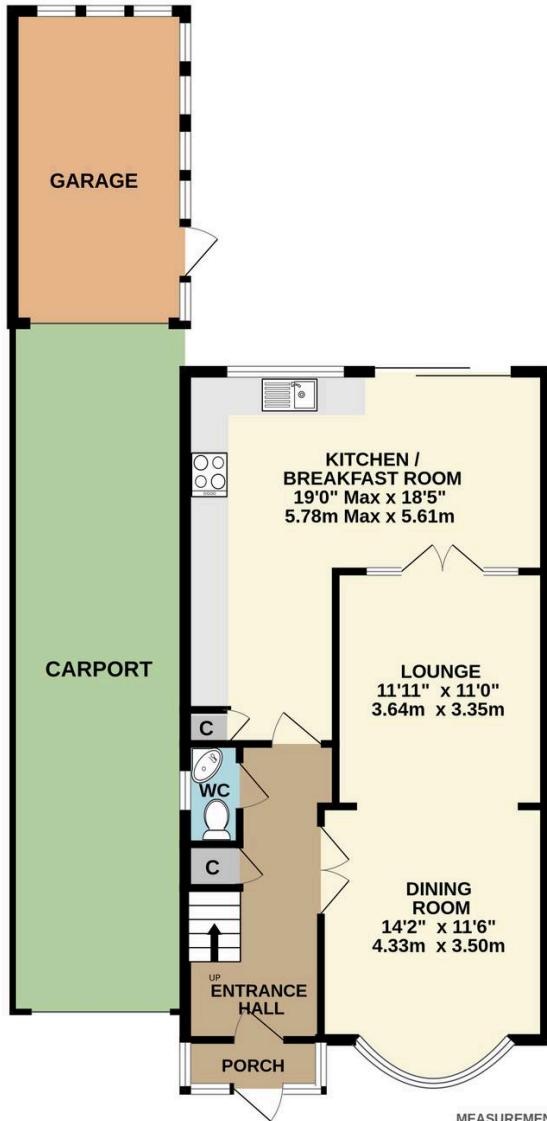
**LOCAL AUTHORITY:** BARNET

**COUNCIL TAX BAND:** F

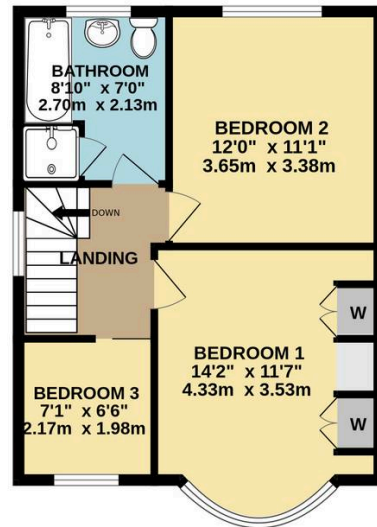




GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



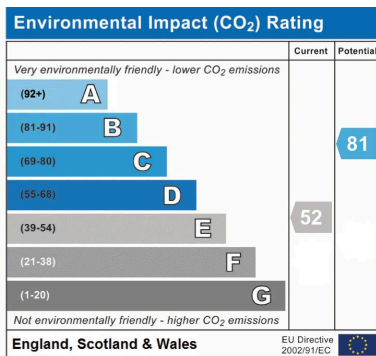
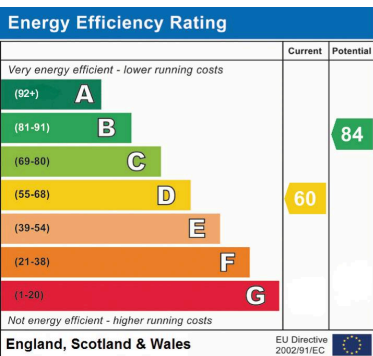
1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



MEASUREMENTS EXCLUDE THE GARAGE

TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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.