

Chas R

LOWE

Est. 1876

**Flat 705, Comer House, 19 Station Road – EN5 1QJ**  
£425,000 Leasehold





Access via security entryphone system. Lift to top floor.

Front door leading into ENTRANCE LOBBY : entryphone system.

RECEPTION ROOM : double glazed sliding patio doors leading onto BALCONY, double glazed windows, wood flooring, power points, aerial point.

FITTED KITCHEN : base and eye level units, granite work surfaces to three sides, stainless steel sink with milled drainer, electric hob with extractor fan and light above, electric oven, integrated microwave, plumbing for washing machine, integrated dishwasher, partly tiled walls, laminate flooring.

BEDROOM : double glazed sliding patio doors leading onto BALCONY, wood flooring, built in wardrobes, power points.

ENSUITE SHOWER ROOM : low level flush WC, pedestal wash hand basin, walk-in shower, chrome heated towel rail, tiled walls, extractor fan.

Stairs leading to LANDING

BEDROOM : Velux window, eaves storage, built in wardrobe, power points.

BEDROOM : Velux windows, power points.

BATHROOM : low level flush WC, pedestal wash hand basin, panelled bath with hot & cold mixer taps and shower attachment, tiled walls.

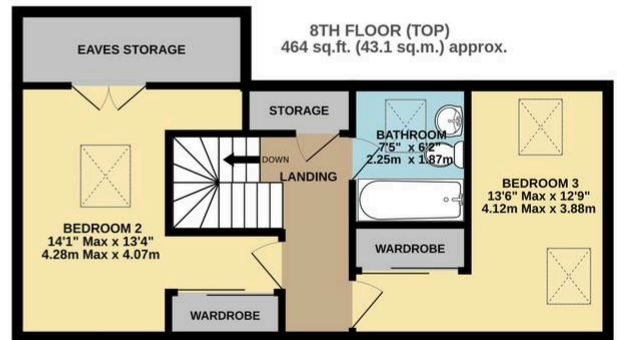
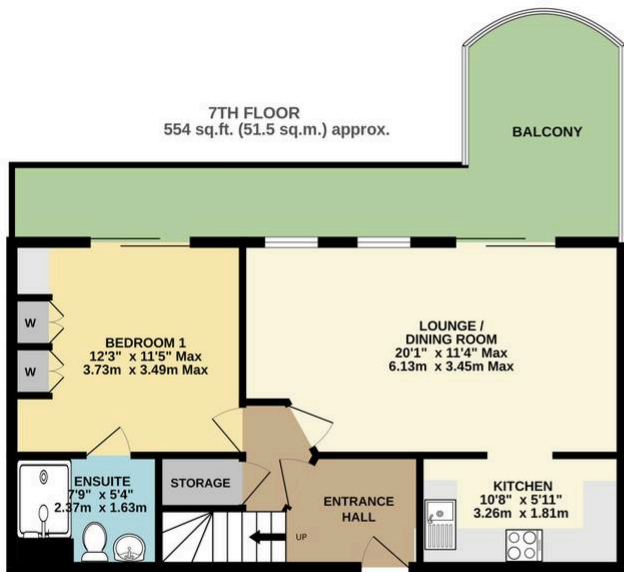
PRIVATE BALCONY : running full width of property with views over East Barnet and Whetstone.

ALLOCATED PARKING

LEASEHOLD : 125 years from 25 March 2003



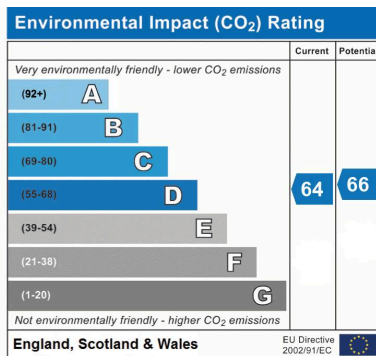
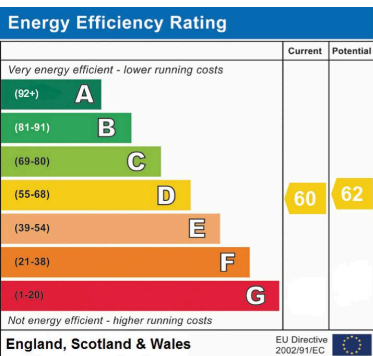




MEASUREMENTS EXCLUDE THE BALCONY

TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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, 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.