

Chas R

L O W E

Est.1876

1 Bowmar Lodge, 70 Leicester Road – EN5 5DE
£360,000 Share of Freehold



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Access via security entryphone system.

LARGE ENTRANCE HALL 12'5 x 6'8

Cupboard housing fuseboard, electric meter and shelving.

RECEPTION ROOM 19'0 x 12'1

Double glazed window overlooking front, power points, TV aerial point.

FITTED KITCHEN 15'9 x 8'4

Base and eye level units, work surfaces to two sides, stainless steel sink and double drainer, partly tiled walls, plumbing for washing machine, electric cooker point, double glazed window overlooking front, single radiator, cupboard housing floor mounted gas central heating boiler, airing cupboard with copper cylinder, pantry cupboard.

BEDROOM 13'9 x 11'4

Double glazed window overlooking communal gardens, power points.

BEDROOM 11'5 x 8'11

Double glazed window overlooking communal gardens, power points.

BATHROOM : coloured suite comprising panelled bath with Triton T70 shower unit, pedestal wash hand basin, double glazed frosted window, single radiator, partly tiled walls.

SEPARATE WC : low level flush WC.

OWN REAR GARDEN

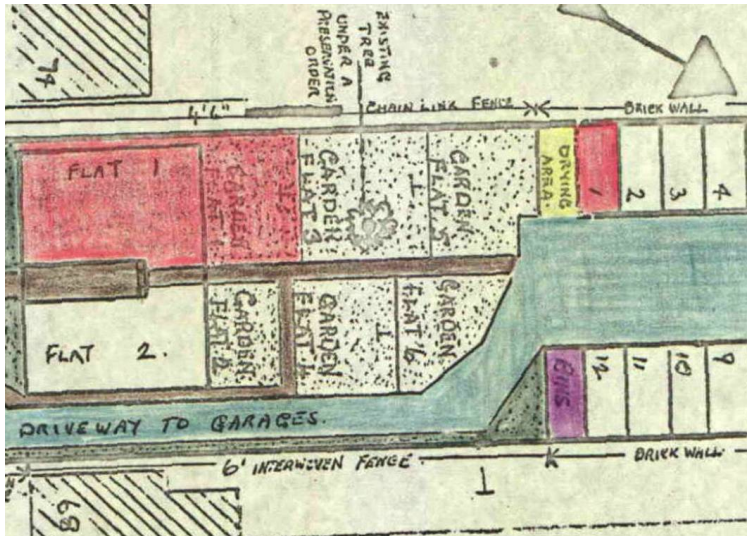
TENURE: LEASEHOLD (952 years remaining)

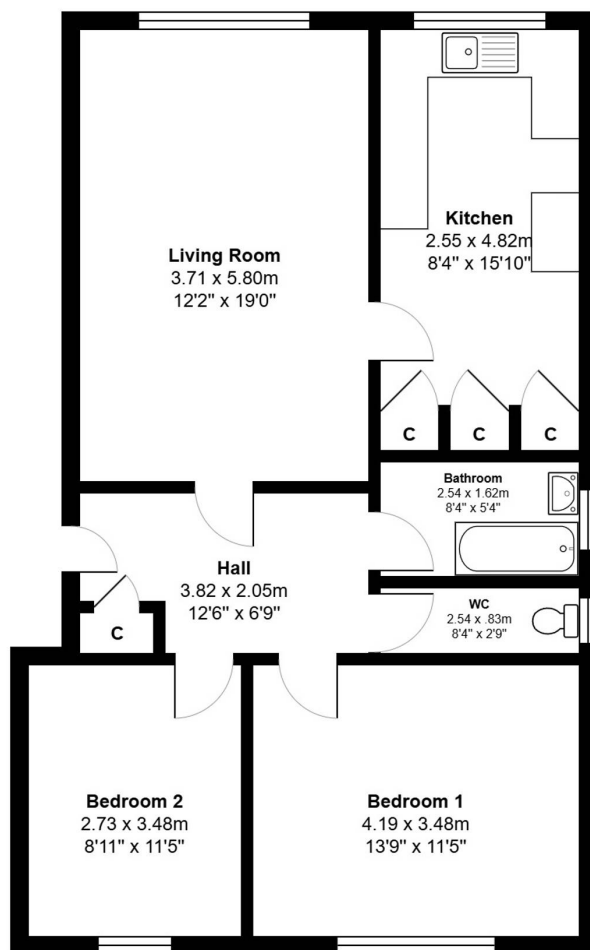
SERVICE CHARGE: £1730

GROUND RENT: £75

LOCAL AUTHORITY: BARNET

COUNCIL TAX BAND: D





Total Area: 77.1 m² ... 830 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
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.