

# Your local property experts

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*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
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Google reviews 2006 to 2016



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**Church Hill Road, EN4**

**£1,475** FOR SALE

Flat - Conversion

2 1 1



# Church Hill Road, EN4

£1,475 Per

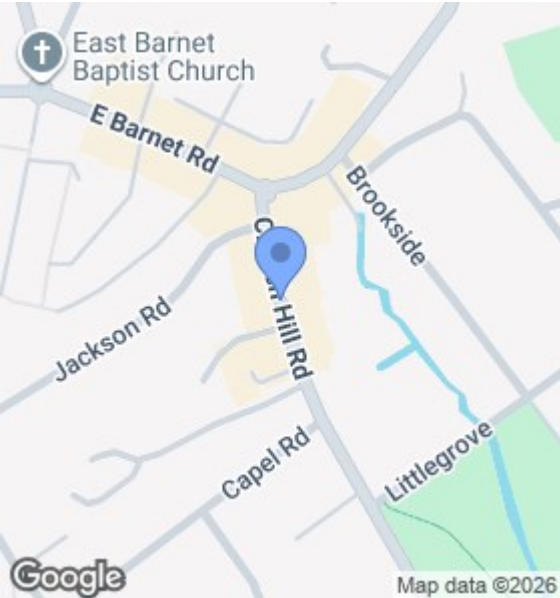
## Description

A well-presented, modern two double bedroom flat ideally located in the heart of East Barnet. The property offers bright and spacious accommodation and is perfectly positioned close to local amenities and transport links. Set above commercial premises.

- Two double bedrooms
- Contemporary fitted kitchen
- Modern shower room
- Laminate flooring throughout
- Double glazing

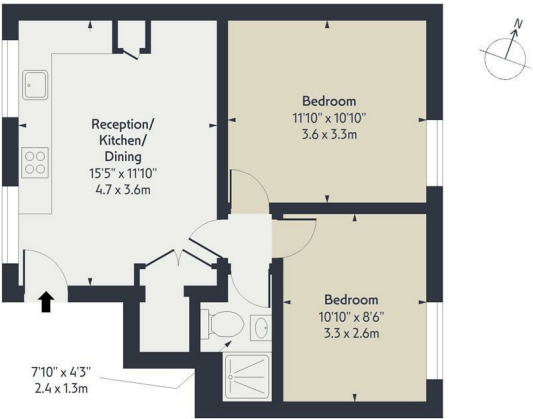
## Key Features

|                 |                 |
|-----------------|-----------------|
| Tenure          | to be confirmed |
| Lease Expires   | to be confirmed |
| Ground Rent     | to be confirmed |
| Service Charge  | Barnet          |
| Local Authority | C               |
| Council Tax     |                 |



## Floorplan

Church Hill Road EN4  
Approx. Gross Internal Area 485 Sq Ft - 45.06 Sq M



First Floor

Floor Area 485 Sq Ft - 45.06 Sq M

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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## EPC

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 69                      | 75        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.