Chas R

LOWE

Est. 1876

12 Sunset View, Barnet - EN5 4LB

£1,250,000 Freehold







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FRONT DOOR LEADING INTO:

ENTRANCE HALL:
Stairs leading to landing, under stairs storage cupboard, radiator, picture rail, air conditioning unit.

RECPTION ROOM:
Crittall window overlooking front, radiators, wood flooring, picture rail, air conditioning unit, exposed brick fireplace, Crittall doors onto garden.

RECPTION ROOM:
Crittall windows overlooking rear garden, radiator,, picture rail, exposed brick fireplace, air conditioning unit.

KITCHEN:
Butler sink, pantry cupboards, electric cooker point, door to side access, door to.

UTILITY AND SHOWER ROOM:
Wall mounted boiler, plumbing for washing machine , Low lever flush WC wash hand basin, shower cubical.

FIRST FLOOR LANDING:
Access to loft which is boarded, loft ladder. window overlooking front with tiled sill, 2 storage cupboards.

BEDROOM:
Duel aspect Crittall windows overlooking rear garden and side of property, double radiator, vanity sink, picture rail, exposed brick fireplace, built in cupboards, air conditioning unit.

BEDROOM:
Duel aspect Crittall windows overlooking rear garden and side of property, double radiator, picture rail, air conditioning unit.





BEDROOM:
Duel aspect Crittall windows overlooking front and side of property, double radiator, exposed brick fireplace.

BATHROOM:
Panelled bath, wash hand basin, frosted window to rear, towel rail.

SEPARATE WC:

High level flush WC.

FRONT GARDEN:
Mature front garden pathway to front door, off street parking leading to garage.

GARAGE:
Double doors, power, door onto rear garden.

REAR GARDEN: APPROX 120'
Initial Patio area leading onto side access and onto garage, mainly laid to lawn with mature shrub boarders.

TENURE: FREEHOLD

LOCAL AUTHORITY: BARNET











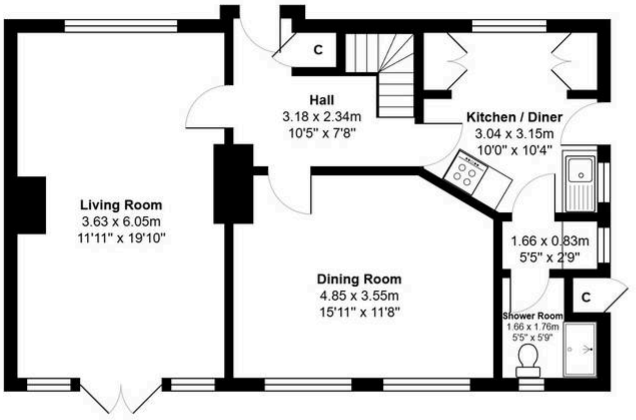




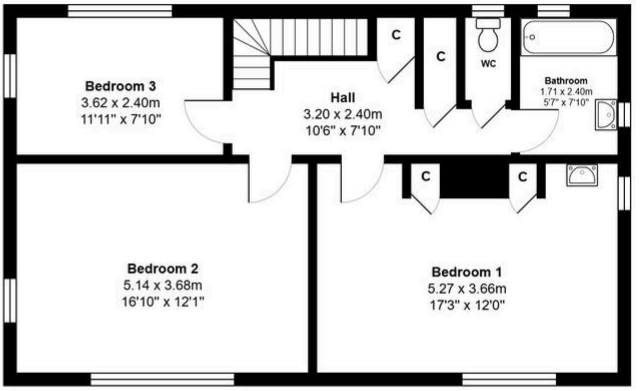








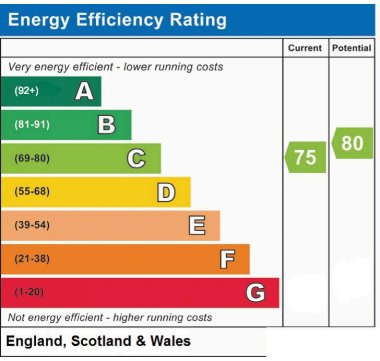
Ground Floor

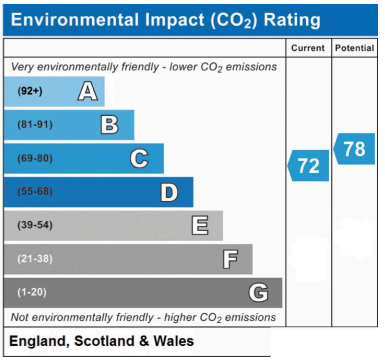


First Floor

Total Area: 127.3 m² ... 1371 ft²

All measurements are approximate and for display purposes only





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. 2/3/2026

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.