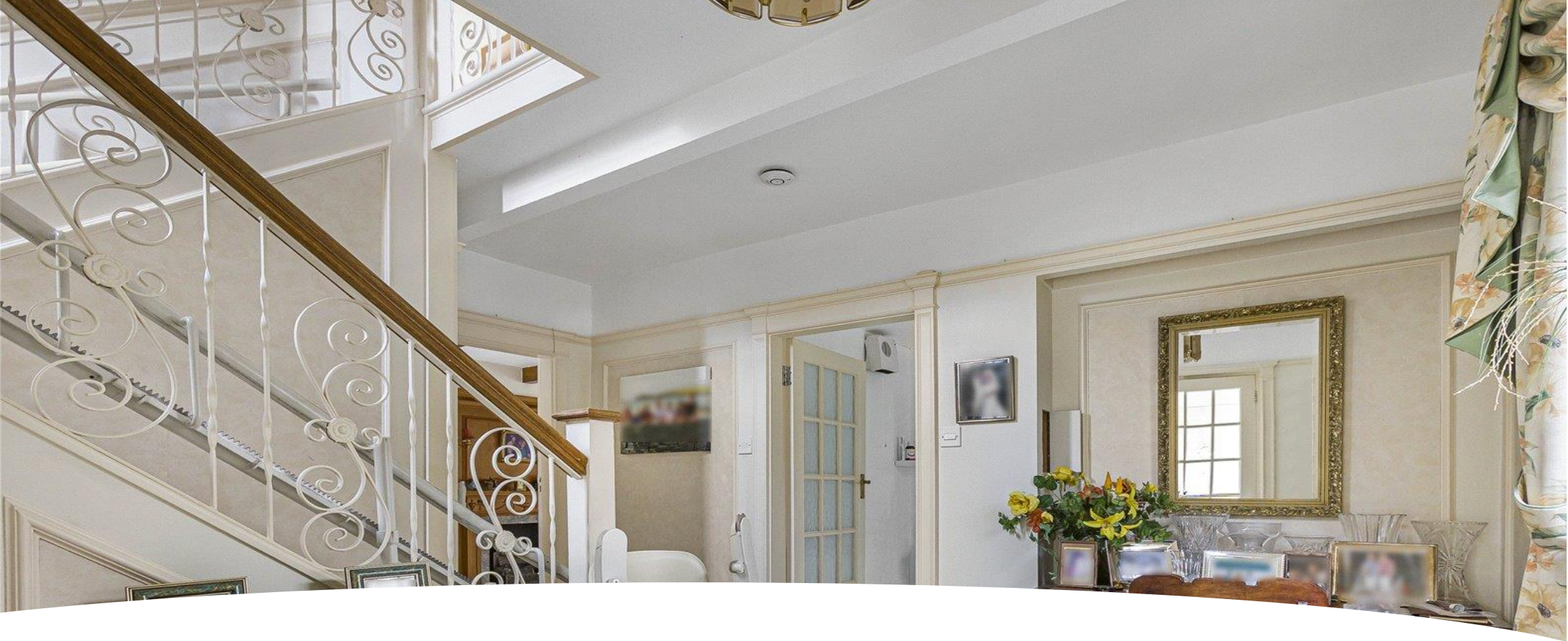


STATONS

Lancaster Avenue



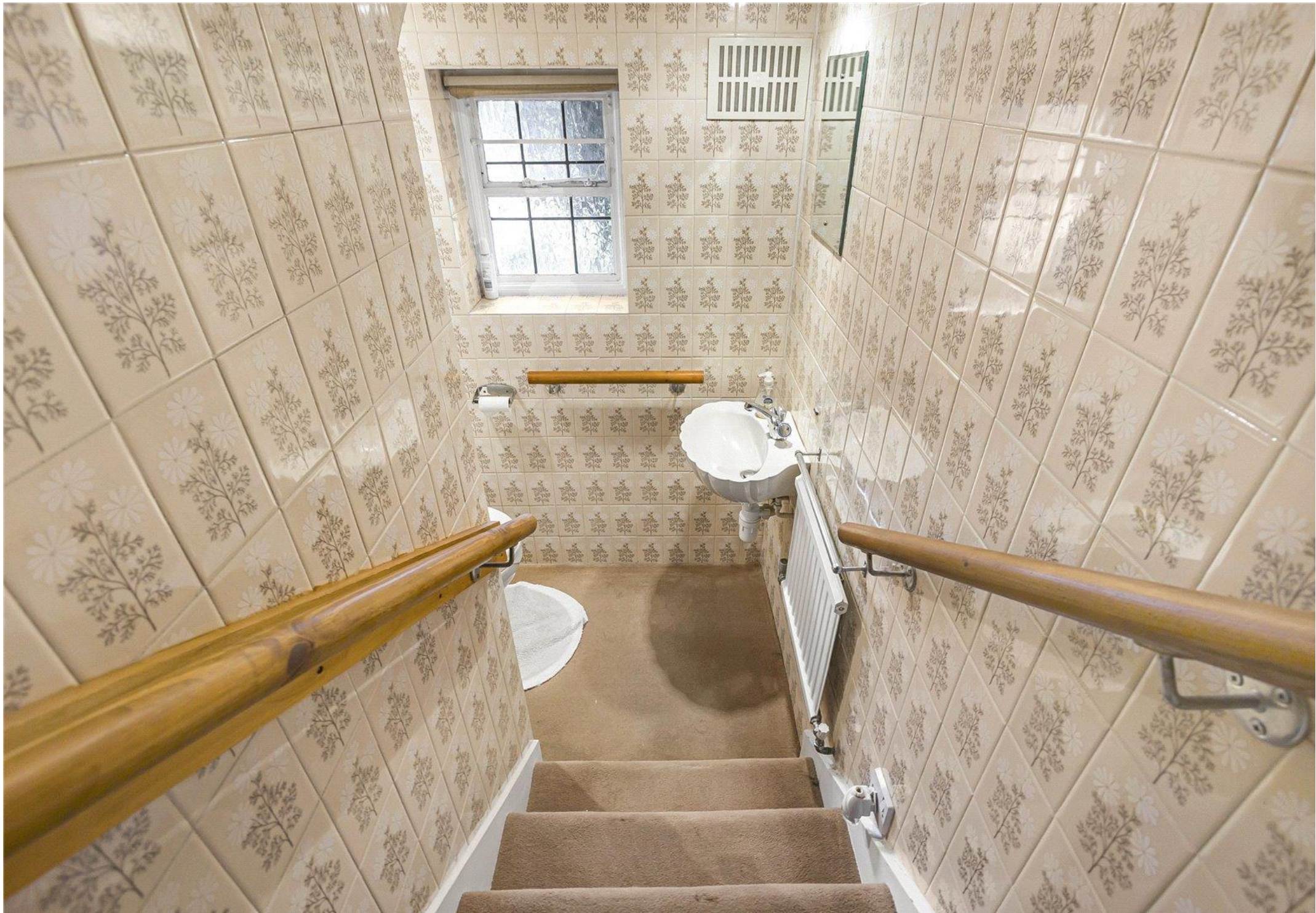


95 Lancaster Avenue

Barnet

EN4 0ES



















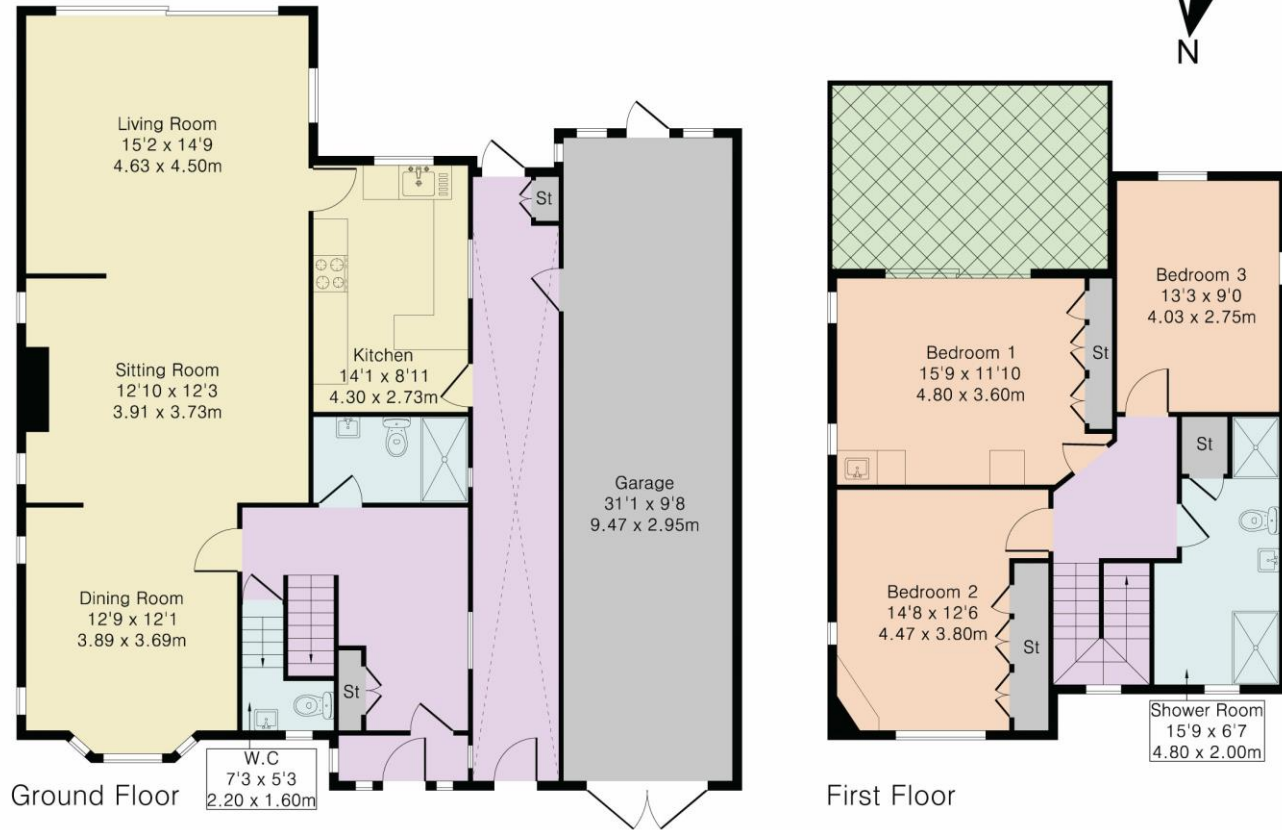








Approximate Gross Internal Area 2200 sq ft – 204 sq m
 Ground Floor Area 1529 sq ft – 142 sq m
 First Floor Area 671 sq ft – 62 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
England, Scotland & Wales	EU Directive 2002/91/EC



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All size are approximate. All dimensions include wardrobe spaces where applicable.

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CRESCENT WEST

10 CRESCENT WEST
HADLEY WOOD
HERTS
EN4 0EJ

