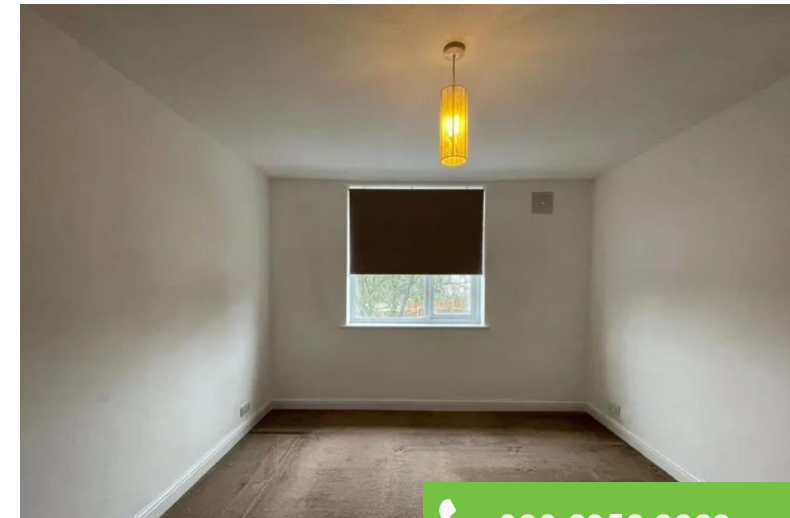




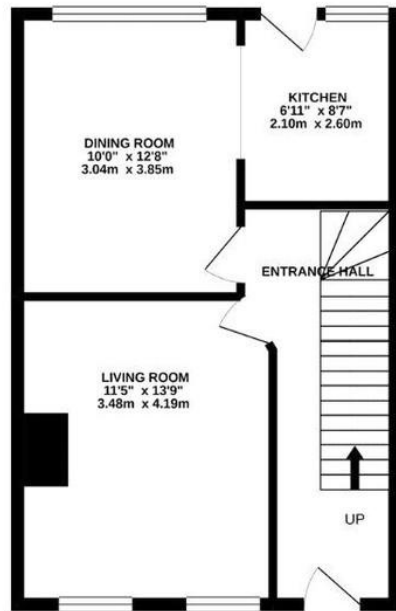
Edgware Way, Edgware Guide Price £300,000

Ideal investment opportunity! This well-presented duplex apartment located above shops, comprises two receptions (one currently used as a bedroom) and kitchen to the first floor. On the first floor there are three bedrooms and family bathrooms. The property is currently tenanted and achieving £1500, per calendar month. Due to a short lease this property is available to a cash buyer only

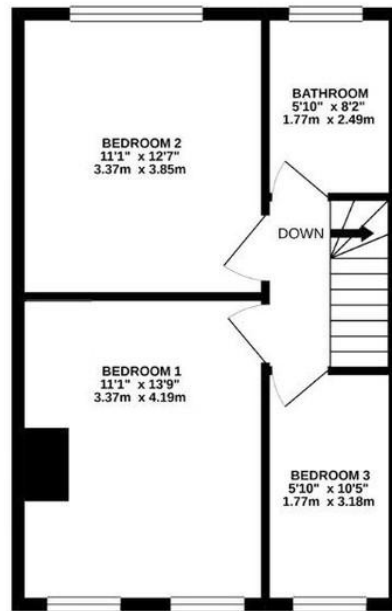


 020 8958 2222

FIRST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



SECOND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

58 Edgware Way
 Edgware
 Middlesex
 HA8 8DJ

www.taylorhawkins.net
 property@taylorhawkins.co.uk
 020 8958 2222

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements