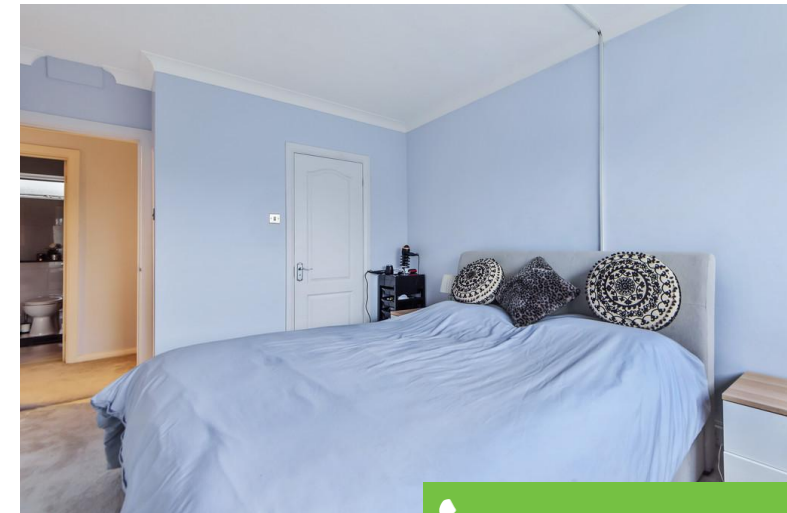
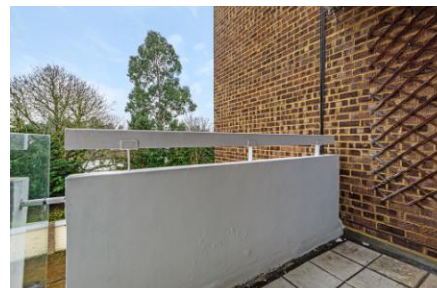




Conniston Court Stonegrove Guide Price £385,000

A second floor two bedroom, two bathrooms, purpose built flat with private balcony, lift, communal gardens, garage in separate block. The flat is rear facing and benefits from a virtual freehold with a 900 plus year lease, the property is in good decorative order throughout.

Conniston Court is situated in Stonegrove within 0.5 miles of Aylward Primary School and the renowned North London Collegiate School, also Edgware (Northern Line) and Canons Park (Jubilee Line) underground stations are within 1 mile.

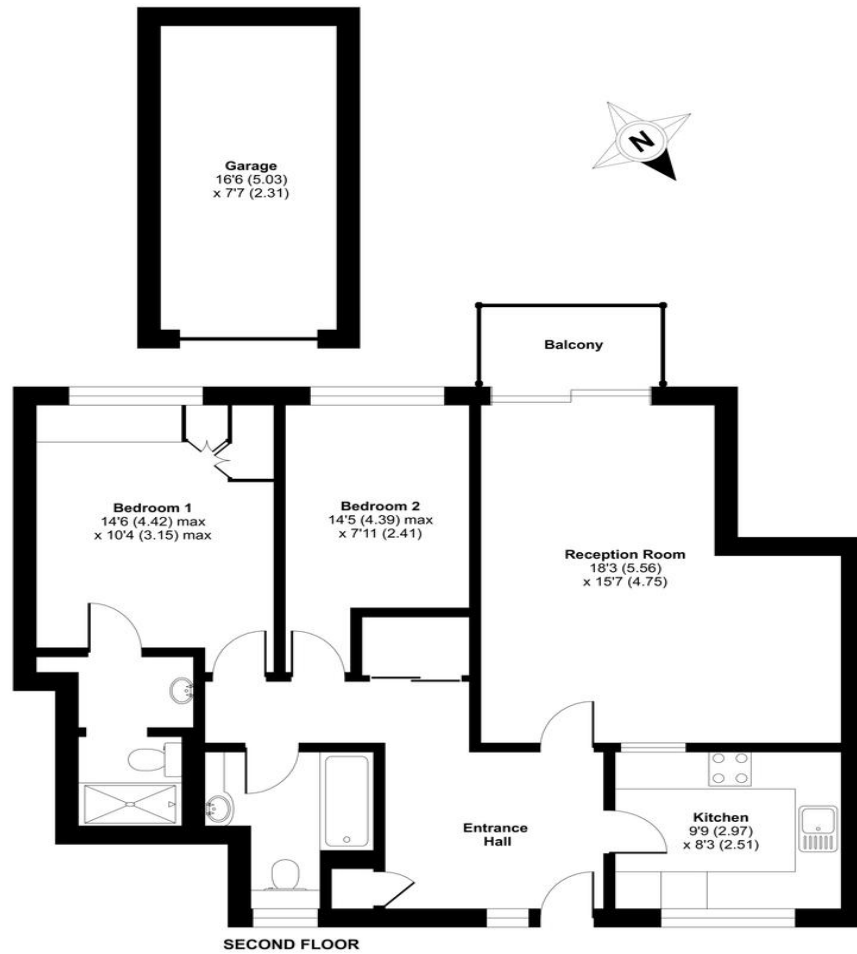


 020 8958 2222

Coniston Court, Stonegrove, Edgware, HA8

Approximate Area = 981 sq ft / 91.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Taylor Hawkins. REF: 798122

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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