



 **3**
Bedrooms

 **3**
Bathrooms



We are pleased to offer for sale this 3 bedroom apartment arranged over 2 floors (Ground Floor and Lower Ground Floor) in Edgware, which benefits from a large lounge, spacious modern kitchen, 3 double bedrooms, 2 bathrooms, 1 shower room and a Sep WC. There is also a lift, gas central heating and double glazing.

Externally the property benefits from a large wrap around garden/terraced area, a secure underground parking space accessed via electronic security gates and a security intercom system.

Located in a very popular area which is close to all local amenities including numerous Synagogues, green spaces, shops, restaurants, transport and road links.

As a property like this is rarely available and it is offered chain free an early viewing is highly recommend.

Landing 3.00m x 2.70m (9.84ft x 8.86ft)

Reception Room 6.90m x 4.70m (22.64ft x 15.42ft)

Kitchen 3.40m x 3.00m (11.15ft x 9.84ft)

Bedroom 5.00m x 4.20m (16.40ft x 13.78ft)

En-Suite Bathroom 3.10m x 1.90m (10.17ft x 6.23ft)

Sep WC 2.20m x 1.40m (7.22ft x 4.59ft)

Lower Ground Floor

Bedroom 7.00m x 4.80m (22.97ft x 15.75ft)

Bathroom 3.30m x 1.70m (10.83ft x 5.58ft)

Dressing Area 2.60m x 1.70m (8.53ft x 5.58ft)

Bedroom 5.70m x 3.00m (18.70ft x 9.84ft)

Shower Room 2.20m x 1.70m (7.22ft x 5.58ft)

Allcoated Parking Space

Outside Terrace Area 10.00m x 2.00m (32.81ft x 6.56ft) (MAX)

Lease

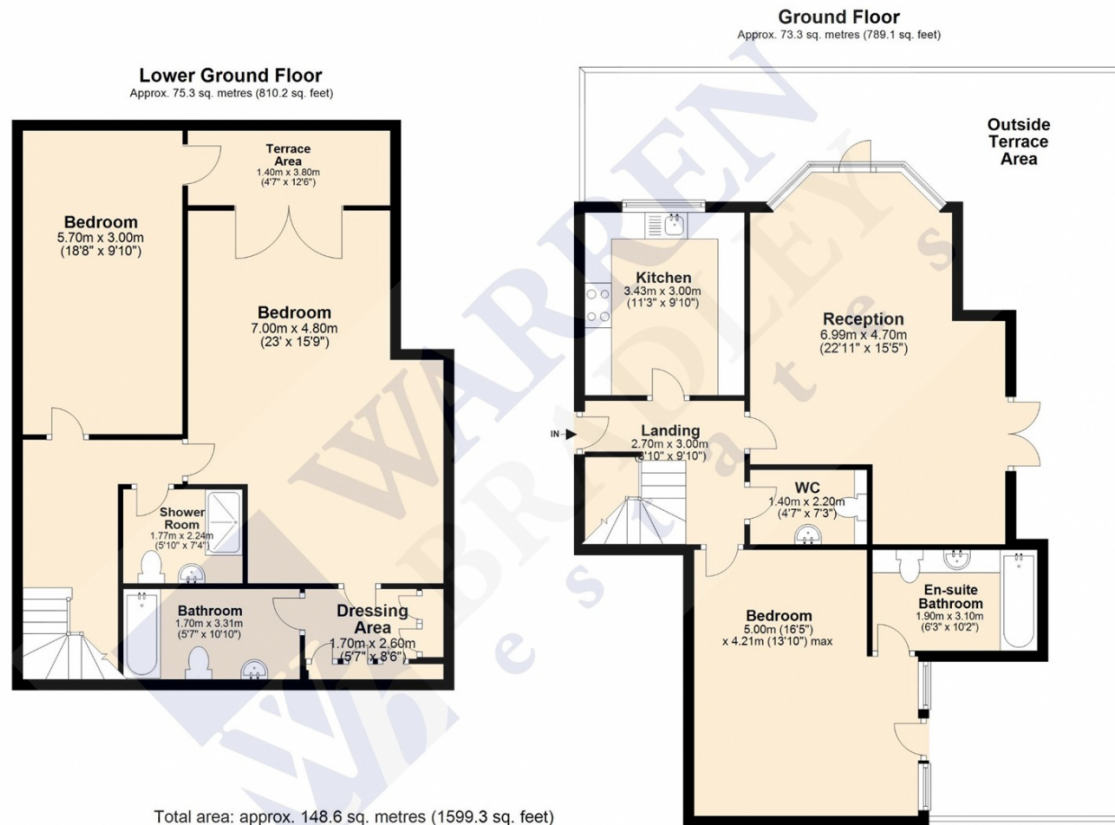
118 Years unexpired term - As advised by the Vendor

Service Charge

£3600.00 P/A - As advised by the Vendor

Ground Rent

TO BE CONFIRMED



Total area: approx. 148.6 sq. metres (1599.3 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

