



25 Pavilion Way, Edgware, HA8 9YA

**Asking Price £325,000**

A chain free one bedroom semi-detached house on a much sought after road in Edgware, which is close to transport, shopping and local schooling.

Accommodation comprises two reception room, a separate kitchen, double bedroom and family bathroom.

Features well kept private gardens

Call vendor's sole agents Benjamin Stevens now to arrange a viewing!



**Reception Room 12'6 x 11'6 ( 3.81m x 3.51m )**



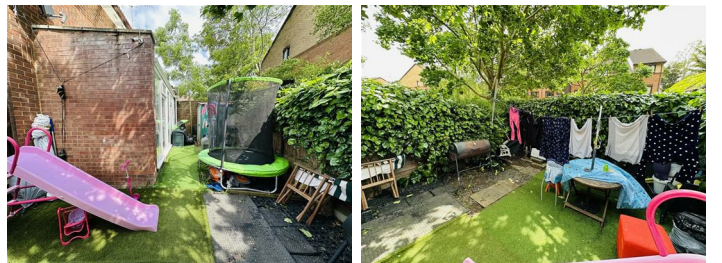
**Bathroom**



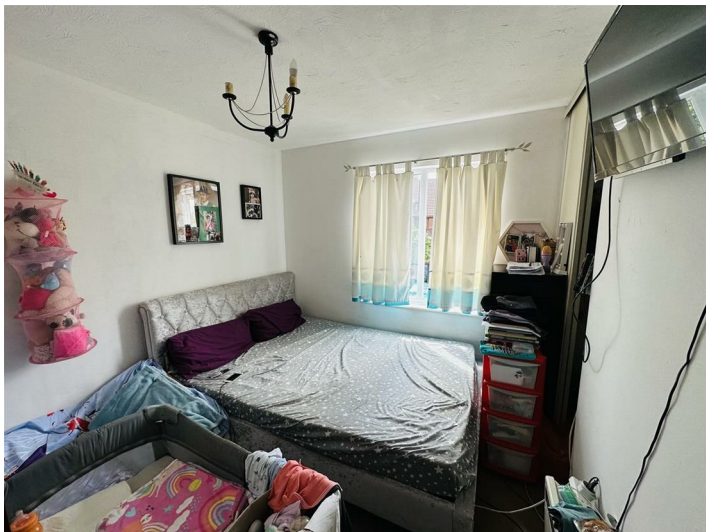
**Kitchen 14'2 x 6'6 ( 4.32m x 1.98m )**



**Garden**



**Bedroom**



# Floor Plan

GROUND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.

1ST FLOOR  
203 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.8 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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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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