

PETERMANS  
LOCAL PROPERTY EXPERTS



Nevis Court,  
Loch Crescent,  
Edgware  
£379,950  
Leasehold

- Two Bedroom, Two Bathroom Third Floor Apartment
- Reception Room With Access To Balcony
- Open Plan Kitchen
- Master Bedroom with En-Suite Shower Room
- Bathroom
- Parking
- Lift
- 768 Sq Ft

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ  
t: 020 8958 5040 e: [edgware@petermans.co.uk](mailto:edgware@petermans.co.uk) w: [www.petermans.co.uk](http://www.petermans.co.uk)



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Petermans are delighted to offer of sale this modern 2 bedroom apartment set on the third floor (with lift) of this purpose built block on the Edgware Green development, located just off Green Lane.

The apartment features a bright dual aspect reception room with fitted open plan kitchen and access to balcony, master bedroom with en-suite shower room, further bedroom and family bathroom. The property also benefits from underground parking.

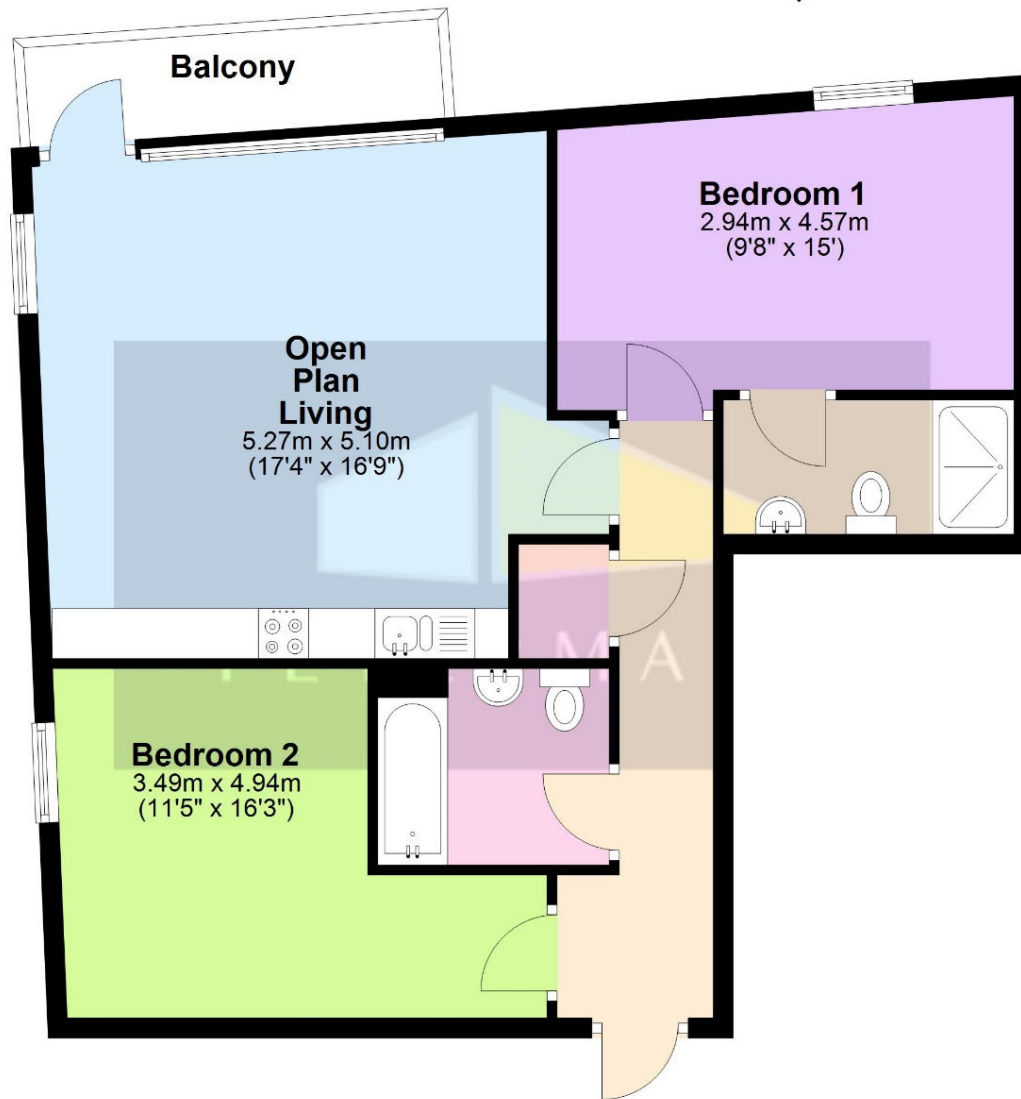






### Third Floor

Approx. 71.1 sq. metres (765.8 sq. feet)



Total area: approx. 71.1 sq. metres (765.8 sq. feet)

**VIEWING STRICTLY BY APPOINTMENT ONLY.**

**PETERMANS TEL: 020 8958 5040** Please Note That The Gas And Electric Appliances Have Not Been Tested To Ensure That They Are In Working Order. All Measurements Are Taken With A Laser Tape Measure And Therefore Subject To Some Variation. We Recommend Any Potential Purchaser Checks These For Themselves To Confirm Their Accuracy

Price: £379,950  
Tenure: Leasehold  
Beds: 2  
Baths: 2  
Reception Rooms: 1  
Total Sq Ft: 765  
Council Tax Band: Band D in Barnet  
EPC Rating: C  
Service Charge: £3,507 per annum  
Ground Rent: £500 per annum  
Lease Length: 138 years

Distance to:  
Stanmore Station: 0.8 Miles  
Edgware Station: 1.1 Miles

