

PETERMANS
LOCAL PROPERTY EXPERTS



Nevis Court,
Loch Crescent,
Edgware
£359,500
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 w: www.petermans.co.uk



Petermans for themselves and for the vendors or lessors of this property for whom they act, give notice that i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Petermans cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation; and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact, and must satisfy themselves as to their accuracy, iii) no employee of Petermans has any authority to make or give any or representation or warranty or enter into any contract whatever in relation to the property, iv) rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition, and v) Petermans will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



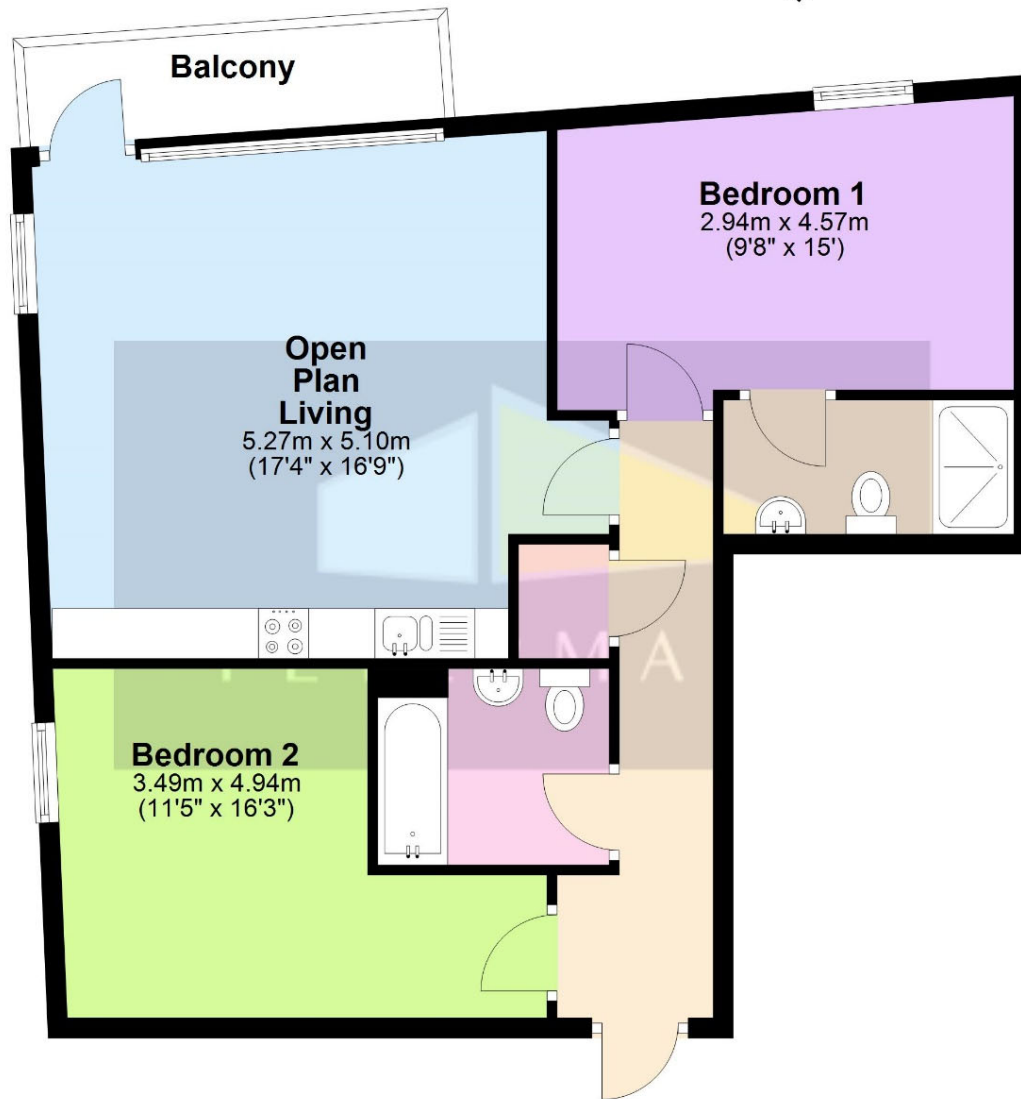
Petermans are delighted to offer of sale this modern 2 bedroom apartment set on the third floor (with lift) of this purpose built block on the Edgware Green development, located just off Green Lane.

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: £359,500
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

