

PETERMANS
LOCAL PROPERTY EXPERTS



Heronsgate, Edgware £340,000 Share Of Freehold

- 1st Floor, Two Bedroom Apartment
- Bright Reception Room
- Fitted Kitchen
- Bathroom
- Highly Sought After Location With Easy Access To Local Shops & Edgware Station
- 575 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



NORTH LONDON
HOSPICE



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 or 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.

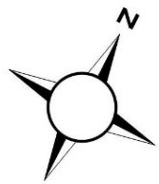


We are delighted to offer this two bedroom apartment on the first floor, which is situated in central Edgware with Edgware Station and shops being only a few minutes walk away.



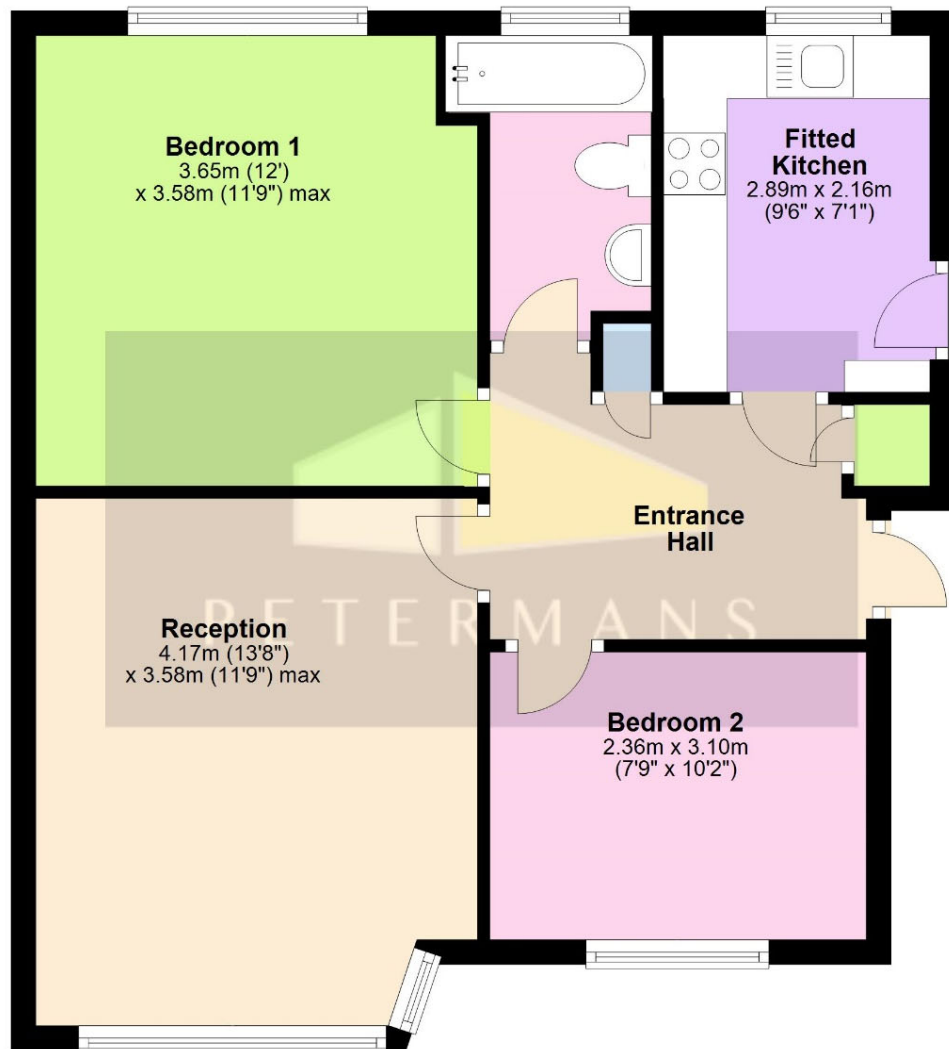
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The property comprises a spacious hallway, bright reception room, fitted kitchen, two bedrooms and bathroom. Communal Gardens to the rear of the property The property is being sold chain free.



First Floor

Approx. 53.5 sq. metres (575.9 sq. feet)



Total area: approx. 53.5 sq. metres (575.9 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:	£340,000
Tenure:	Share Of Freehold
Beds:	2
Baths:	1
Reception Rooms:	1
Total Sq Ft:	575
Council Tax Band:	Band D in Barnet
EPC Rating:	C

Service Charge:	£2,362 per annum
Ground Rent:	NA
Lease Length:	947 Years

Distance to:

Edgware Station:	0.2 Miles
Stanmore Station:	1.8 Miles

