



**Heronsgate,
Edgware
£365,000
Leasehold**

- Two Bedroom, Ground Floor Maisonette
- Bright Reception Room
- Fitted Kitchen/Breakfast Room
- Bathroom
- Highly Sought After Location With Easy Access To Local Shops & Edgware Station
- Direct Access To Own Section Of Rear Garden
- 703 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





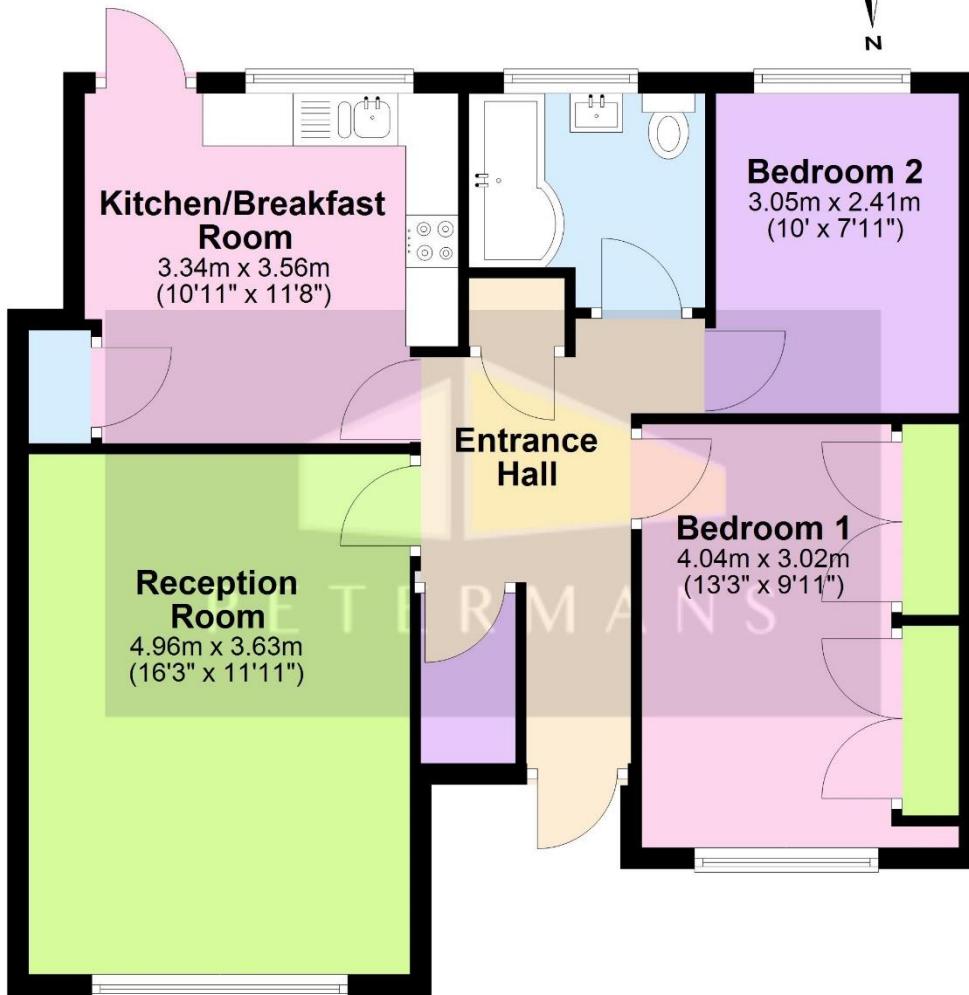
We are delighted to offer this purpose built 2 bedroom ground floor maisonette, which is situated in central Edgware with Edgware Station and shops being only a few minutes walk away. The property also benefits from having direct access to its own section of rear garden.



The property comprises its own front door, reception room, fitted kitchen/breakfast room with a door leading to garden at the rear, two double bedrooms, bathroom. The property is ideal for first time buyers or as a buy to let.

Ground Floor

Approx. 65.3 sq. metres (703.3 sq. feet)



Total area: approx. 65.3 sq. metres (703.3 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: £365,000

Tenure: Leasehold

Beds: 2

Baths: 1

Reception Rooms: 1

Total Sq Ft: 703

Council Tax Band: Band D in Barnet

EPC Rating: C

Service Charge: £246.62 per annum

Ground Rent: NA

Lease Length: 120 Years

Distance to:

Edgware Station: 0.2 Miles

Stanmore Station: 1.8 Miles

