



PETERMANS  
LOCAL PROPERTY EXPERTS



## 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

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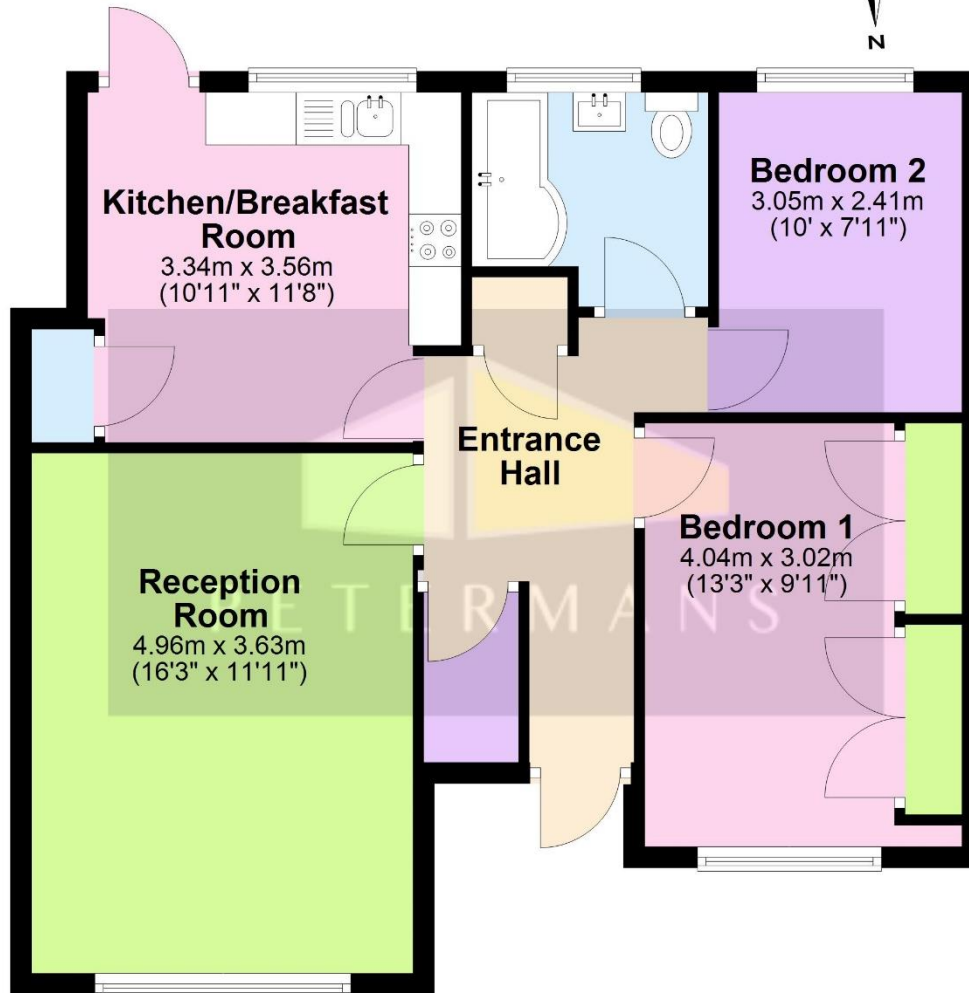
We are delighted to offer this purpose built 2 bedroom ground floor maisonette, which is situated in central Edgware with Edgware Station and shops being only a few minutes walk away. The property also benefits from having direct access to its own section of rear garden.



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

