



PETERMANS
LOCAL PROPERTY EXPERTS



Brunel Court, Edgware Green, £300,000 Leasehold

- One Bedroom, Ground Floor Flat With Private Garden
- Open Plan Reception Room & Kitchen Area
- Reception Room With Doors Leading Onto The Garden
- Bright Bedroom
- Residents Gym
- Allocated Underground Parking
- Secure Entry Phone System
- 550 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 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.



This well presented one bedroom ground floor apartment, situated in the sought after Edgware Green Development benefits from having its own private garden, accessed from the reception room. The property makes for an ideal first time purchase or rental investment, with its proximity to Edgware Station (Northern Line) and Stanmore Station (Jubilee Line).

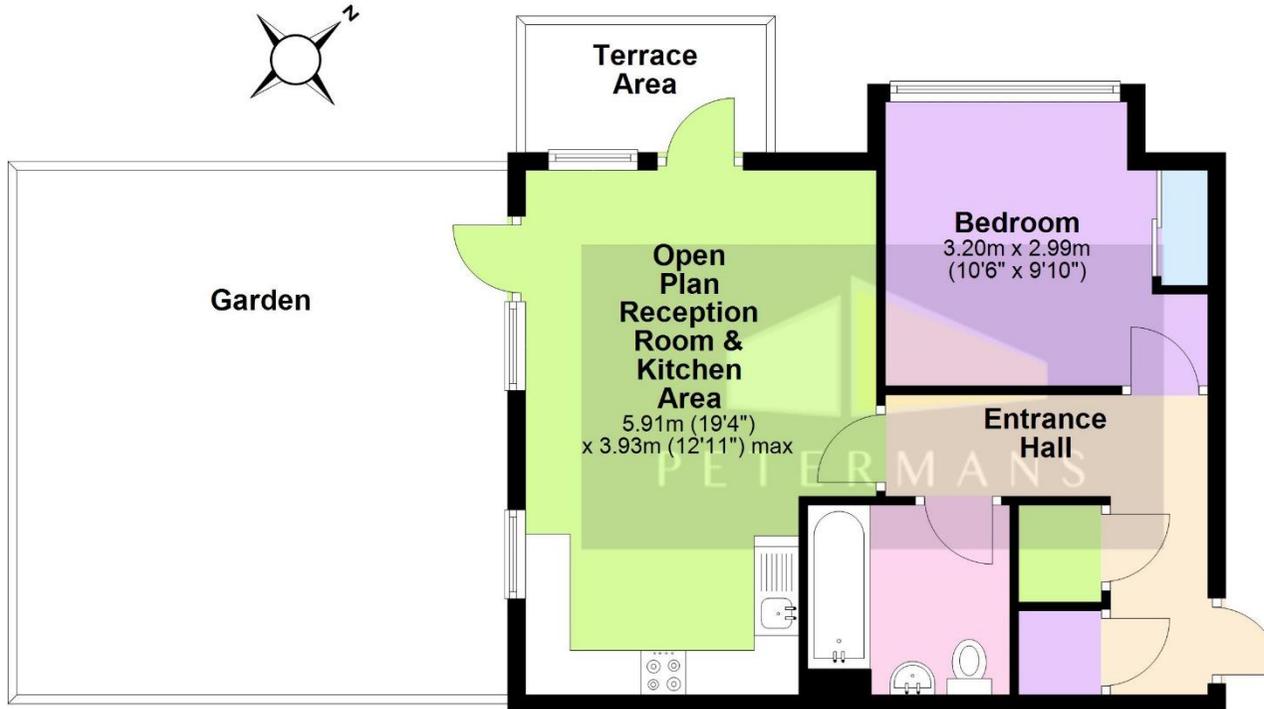


The property comprises an open plan reception room and kitchen area with doors leading out to the private garden. The spacious and bright bedroom benefits from a fitted wardrobe. There are also two storage cupboards and a modern bathroom. The residents benefit from having access to a private gym, allocated underground parking space for one car and bike storage area.



Ground Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



Total area: approx. 51.1 sq. metres (550.2 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:	£300,000
Tenure:	Leasehold
Beds:	1
Baths:	1
Reception Rooms:	1
Total Sq Ft:	550
Council Tax Band:	Band C in Barnet
EPC Rating:	Band C
Service Charge:	£2,736 Per annum
Ground Rent:	£436 Per annum
Lease Length:	138 Years Remaining
Distance to:	
Edgware Station:	1.1 Miles
Mill Hill Station:	0.7 Miles

