



**PETERMANS**  
LOCAL PROPERTY EXPERTS



## Windermere Hall, Stonegrove, Edgware £475,000 Share Of Freehold

- Two Bedroom,  
Ground Floor  
Apartment
- Spacious Reception  
Room With Direct  
Access To Garden
- Fitted Kitchen
- Shower Room
- Underfloor Heating
- Secure Parking
- 988 Sq Ft

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This purpose built, unique, 2 bedroom, ground floor apartment, benefits from having direct access from the reception room to the communal gardens. The block is also conveniently located on Stonegrove with easy access to Edgware Station, places of worship and shops.



The property comprises a spacious reception room with doors leading out onto the communal gardens, fitted kitchen, two bedrooms with fitted wardrobes and shower room. There is also secure parking via gates to the rear of the block.

The block has a unique entrance with a hotel style foyer leading to a courtyard area with attractive fountains.



## Ground Floor

Approx. 91.8 sq. metres (988.6 sq. feet)



Total area: approx. 91.8 sq. metres (988.6 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:	£475,000
Tenure:	Share Of Freehold
Beds:	2
Baths:	1
Reception Rooms:	1
Total Sq Ft:	988
Council Tax Band:	Band F in Harrow
EPC Rating:	Band D
Service Charge:	£3,332 per annum
Lease Length:	949 years remaining
Distance to:	
Edgware Station:	0.6 Miles
Stanmore Station:	1.0 Miles

