Greville Lodge, Broadhurst Avenue, Edgware, Greater London. HA8 8TL

Normal £449,950

- 2 Bedrooms
- Reception Room (zoned areas)
- Kitchen/Breakfast Room
- Shower Room / Cloakroom
- En Suite Bathroom
- Gas Central Heating
- Communal Gardens
- Off Street Parking & Garage
- Immaculate Presentation

Ref: PRA10692

Viewing Instructions: Strictly By Appointment Only

These particulars are prepared with all due care and attention for the convenience of intending purchasers but their accuracy is not guaranteed and they do not form any part of a contract. Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contract.
General Description

Situated in this popular Purpose Built block on Broadhurst Avenue a 2 Bedroom First Floor Apartment within easy access of Mowbray Parade local shops, schools and within the Eruv. The property is offered in our opinion, in excellent condition throughout, and with the benefit of 2 Bathrooms (one ensuite), Gas Central Heating, Garage in block and much much more! Viewing is a must through Sole Agents Melvin Jacobs on 020 8381 2908.

Accommodation

Entrance Hall

Spacious Entrance Hallway Entryphone

Shower Room

Coloured suite comprising shower cubicle, low flush wc, wash hand basin. Tiled walls and floor.

Reception Room (15' 0" x 14' 0"

or (4.57m x 4.27m)

Picture window. Double arch to hall, door to:-

Kitchen/Breakfast Room (13' 03" x 8' 08"

or (4.04m x 2.64m)


Bedroom 1 (13' 03" x 11' 03"

or (4.04m x 3.43m)

Coved ceiling

En Suite

Coloured suite comprising wide ended shower panelled bath with double head shower over. Wash hand basin in vanity unit. Heated towel rail. Tiled walls and floor.
Bedroom 2 (13' 03" x 8' 03") or (4.04m x 2.51m)

Coved ceiling.

EXTERIOR

Communal Gardens

Garage in block and Off Street Parking

TERMS

TERMS

Lease: Share of Freehold

Service Charge: To be confirmed.

Ground Rent: To be confirmed

Price: £449,950 Share of Freehold

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Band Not Specified
All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor.

Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.