



**BENJAMIN
STEVENS.**
estate agents



Stonegrove, Edgware HA8 7UE

£1,850 PCM

Nestled in the charming area of Stonegrove, Edgware, this delightful recently decorated flat offers a perfect blend of comfort and convenience.

With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The flat features a spacious reception room, providing an inviting space for relaxation or entertaining guests. The bathroom is thoughtfully designed, ensuring both functionality and style. The layout of the flat maximises space, creating a warm and welcoming atmosphere throughout.

Local to all local transport and local amenities.

Call Benjamin Stevens now 020 3271 0111 to book a viewing

First Floor Landing

Cupboard with electric radiator inside

Living Room 16'5 x 14'7 (5.00m x 4.45m)

Double glazed window to front & carpeted

Kitchen 15 x 7'10 (4.57m x 2.39m)

Newly fitted kitchen suite comprising wall and base units, gas hob with extractor hood over, electric oven, integrated dishwasher and washing machine, fridge /. freezer, space for table and chairs, double glazed window to rear, new flooring

Bedroom 1 15 x 11'6 (4.57m x 3.51m)

Carpeted, Fitted wardrobes, double glazed window to rear

Bedroom 2 16'5 x 7'10 (5.00m x 2.39m)

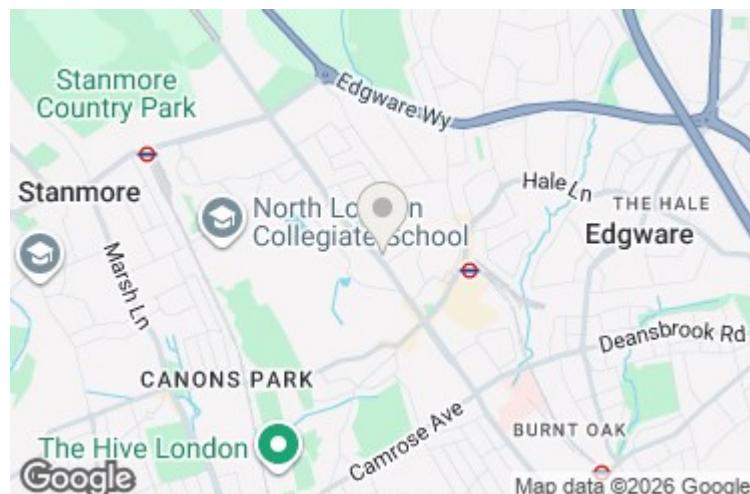
Newly fitted carpet, double glazed window to front, built in cupboard

Bathroom

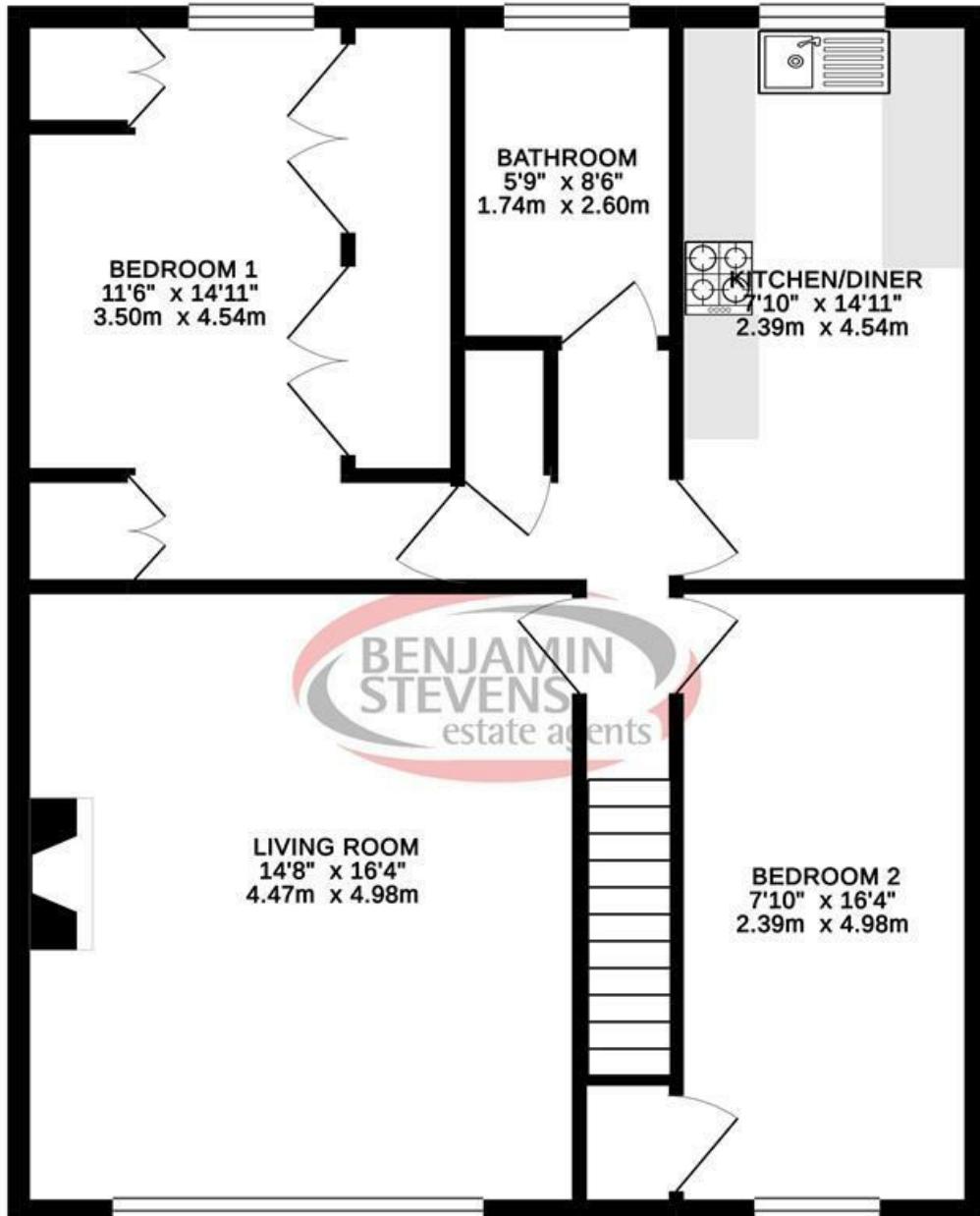
Newly fitted three piece white suite comprising bath with shower over, shower screen, wash hand basin, low level wc, heated towel rail, double glazed window to rear, new flooring

Council Tax

Barnet Council Tax Band C £1,373.70 2019/2020



FIRST FLOOR
782 sq. ft. (72.7 sq. m.) approx.



TOTAL FLOOR AREA : 782 sq. ft. (72.7 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC