BENJAMIN STEVENS.
estate agents

21 Edgware Court, Edgware, HA8 7NP

Asking Price £375,000

A spacious three-bedroom ground-floor flat, located within walking distance to Edgware's Shops and Transport Links.

Accommodation comprises large open reception room with door to private balcony, modern fitted kitchen, Three Bedrooms and Modern Bathroom. Features include wood flooring, built-in storage units, wardrobes and residents' parking.

An early viewing is highly recommended via vendor's agents, Benjamin Stevens.

Exterior
Residents parking spaces available outside block, door into communal hallway, electronic door entry system

Hallway
Wood flooring, spotlights, power points, entry-phone system. Large storage cupboard. Doors to all Rooms.

Reception Room 27'1 (max) x 15' (max) (8.26m (max) x 4.57m (max))

Bay window, wood flooring, spotlights, radiators, power points. Door to Balcony.

Living area

Built in storage units, wood flooring, open to dining area, inset ceiling spotlights

Dining area

Open to living room, door to balcony, wood flooring and inset ceiling spotlights

Balcony
Private balcony overlooking gardens

Kitchen 9'8 x 7'8 (2.95m x 2.34m)

Window to rear, tiled flooring, part-tiled walls, range of modern wall and base units with granite counters, double sink with mixer tap, integrated dishwashers and fridge freezer, cupboard housing combi bolier, electric hob with oven under and extractor fan over, spotlights, power points.

Bedroom One 11'11 x 11'6 (3.63m x 3.51m)

Window to front, wood flooring, range of fitted wardrobes and drawer units, radiator, power points.

Bedroom Two 11'4 x 9'8 (3.45m x 2.95m)

Window to front, wood flooring, radiator, power points. Cupboard housing washing machine and tumble dryer, currently used as an office

Bedroom Three 9'8 x 6'10 (2.95m x 2.08m)

Window to rear, wood flooring, radiator, power points.

Bathroom

Frosted window to rear, fully tiled, spotlights, heated towel rail, bath with shower screen and shower attachment, low level W/C. wash hand basin.

Communal gardens

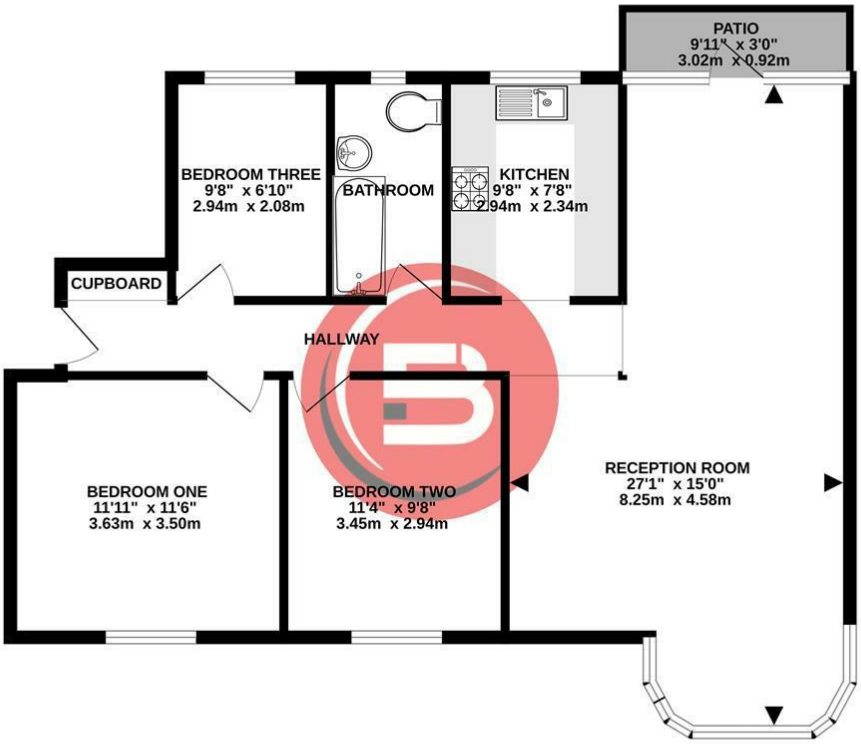
Communal gardens at rear of property for use by residents

Tenure

Leasehold 174 years

Floor Plan

GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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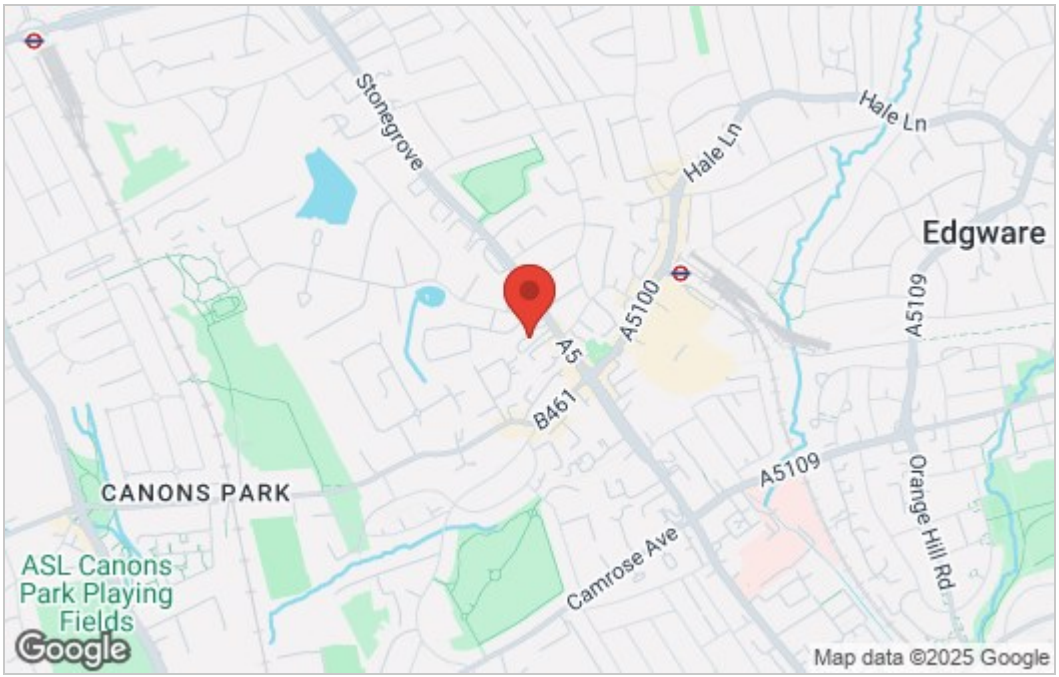
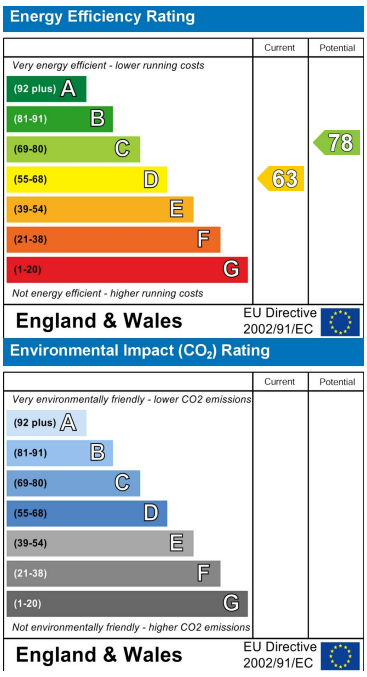
Area Map



Energy Efficiency Graph



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