



**BENJAMIN
STEVENS.**
estate agents



6 Hale Court Hale Lane, Edgware, HA8 9RG

£1,500 PCM

Benjamin Stevens are pleased to market this larger than average one bedroom, top floor flat, which is situated in this popular block on Hale Lane. Features include: Garage, gas central heating, double glazing, situated close to transport links and local amenities. An early viewing is highly recommended via vendor's sole agents Benjamin Stevens 0208 958 1118.

Kitchen 9'11 x 5'10 (3.02m x 1.78m)



Laminate floor, radiator, double glazed door to rear & double glazed window to rear, integrated gas hob & oven with extractor hood, plumbed for washing machine, space for fridge freezer, cupboard housing boiler., Stainless steel sink with mixer tap, range of wall and base units.

Entrance Hall 11'6 x 3'9 (3.51m x 1.14m)

Laid to carpet, entry phone, radiator, built in cupboard, access to loft, doors to

Bedroom 1 14'3 x 10'3 (4.34m x 3.12m)



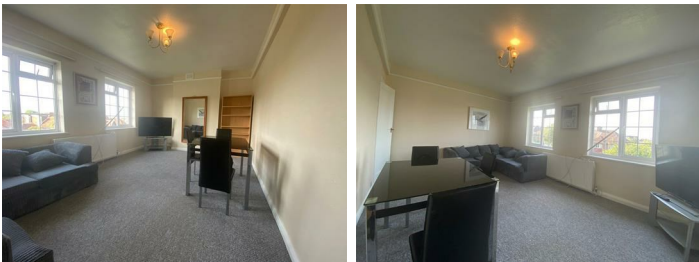
Laid to carpet, double glazed windows to rear, built in wardrobes with cupboard over radiator.

Bathroom



Laminate flooring, tiled walls, double glazed window to rear, panelled bath with shower attachment, pedestal wash hand basin, low level WC & radiator.

Lounge 17'06 x 11'07 (5.33m x 3.53m)



Laid to carpet, 2 double glazed windows to front & radiator.

Front



Patio



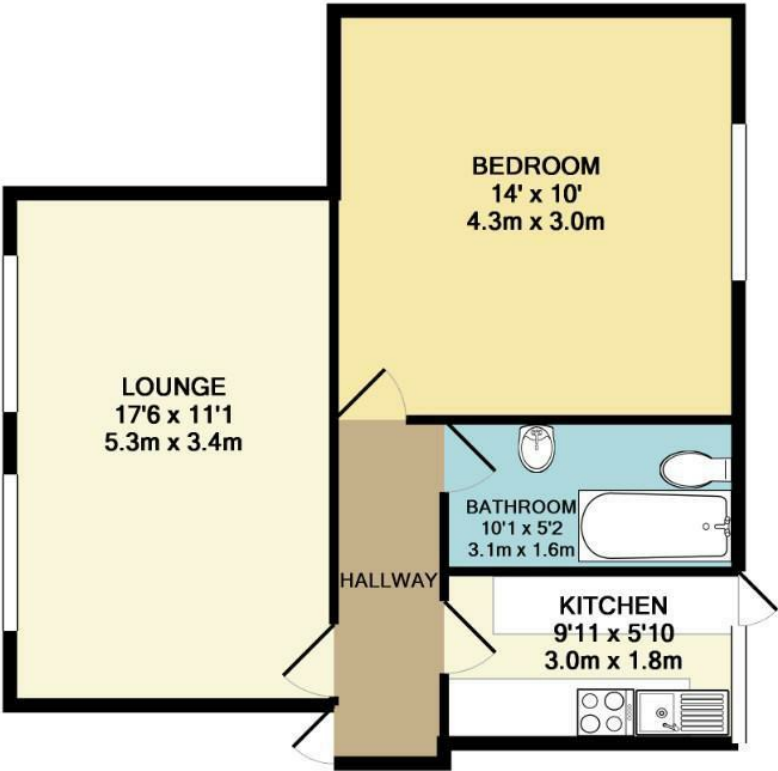
Communal Gardens



Garages



Floor Plan



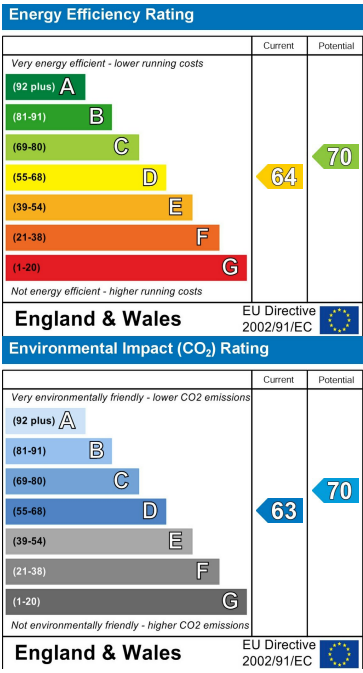
TOTAL APPROX. FLOOR AREA 50.5 SQ.M. (543 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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