



**BENJAMIN  
STEVENS.**  
estate agents



21 Edgware Court, Edgware, HA8 7NP

**Offers Over £350,000**

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 boiler, 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**

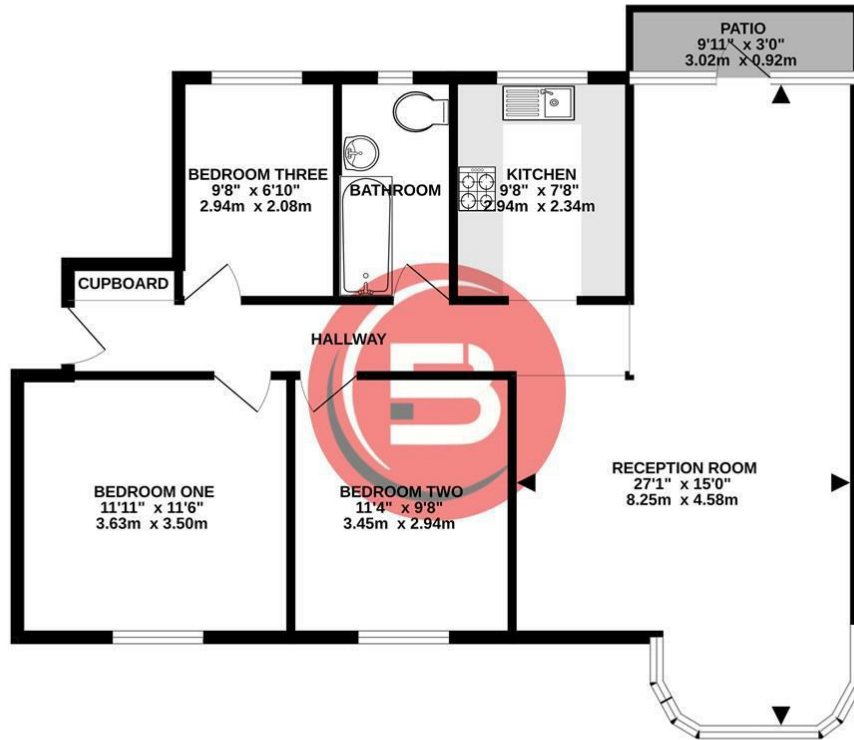
Leasehold 174 years

Ground Rent- £0

Service Charge- £3,500pa

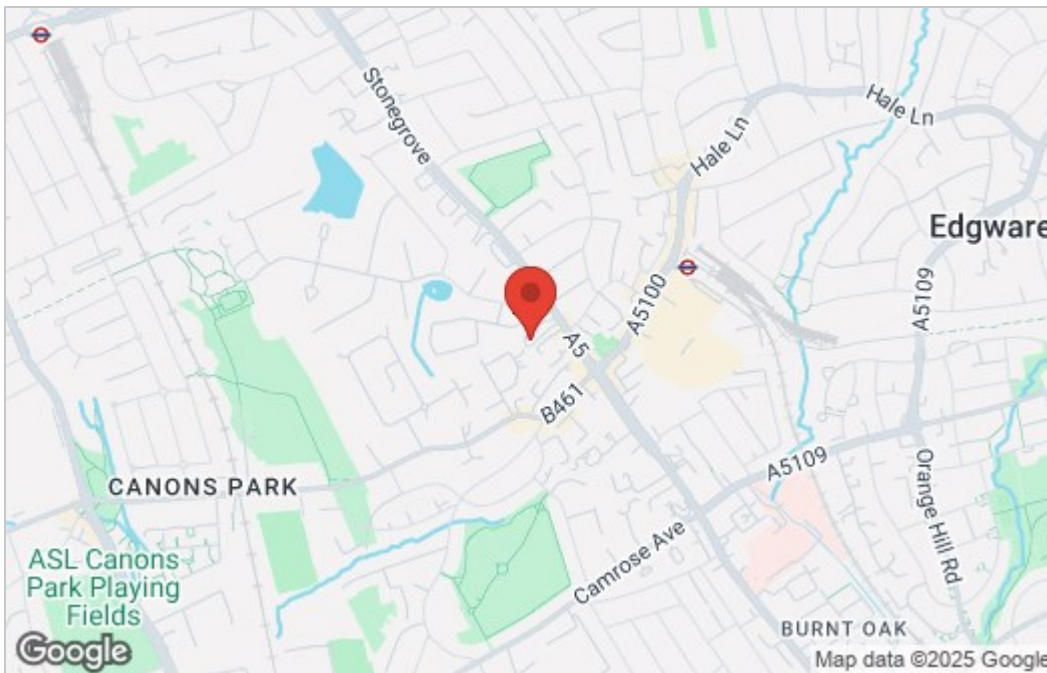
## Floor Plan

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

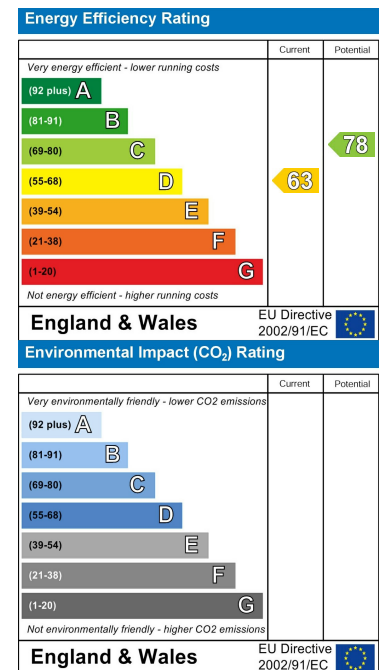


TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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