



**BENJAMIN  
STEVENS.**  
estate agents



23 Summit Close, Edgware, HA8 6EJ

**Guide Price £350,000**

A Two Bedroom First Floor Maisonette, with garage, private garden, and freeholder permission for loft extension. Ideally located in this quiet cul-de-sac turning off Camrose Avenue.

Accommodation comprises Large Lounge, Two Bedrooms, Separate Kitchen and family Bathroom.

Features include a Large 'L' shaped private garden, garage en-bloc and planning permission for Loft Extension.

An early viewing is highly recommended by vendor's sole agents Benjamin Stevens. Call now to view!

**Entrance Hall**

Stairs to first floor

**Landing**

Cupboard housing gas meter, side aspect window, doors to:

**Reception Room 15' x 11'11 (4.57m x 3.63m)**



Laid to carpet, front aspect double glazed window.

**Bedroom One 11'11 x 11'11 (3.63m x 3.63m)**



Laid to carpet, rear aspect window.

**Bedroom Two 11'8 x 8'2 (3.56m x 2.49m)**



Laid to carpet, double glazed front aspect window, large storage cupboard.

**Kitchen 11'11 x 6'1 (3.63m x 1.85m)**



Range of wall and base units, sink unit with mixer tap and drainer, cupboard housing boiler, double glazed window to rear.

### **Bathroom 8' x 5' (2.44m x 1.52m)**



Frosted double glazed window to rear, part tiled, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC

### **Private Garden**



Large 'L' shaped private garden.

### **Tenure**

Leasehold - 86 years remaining

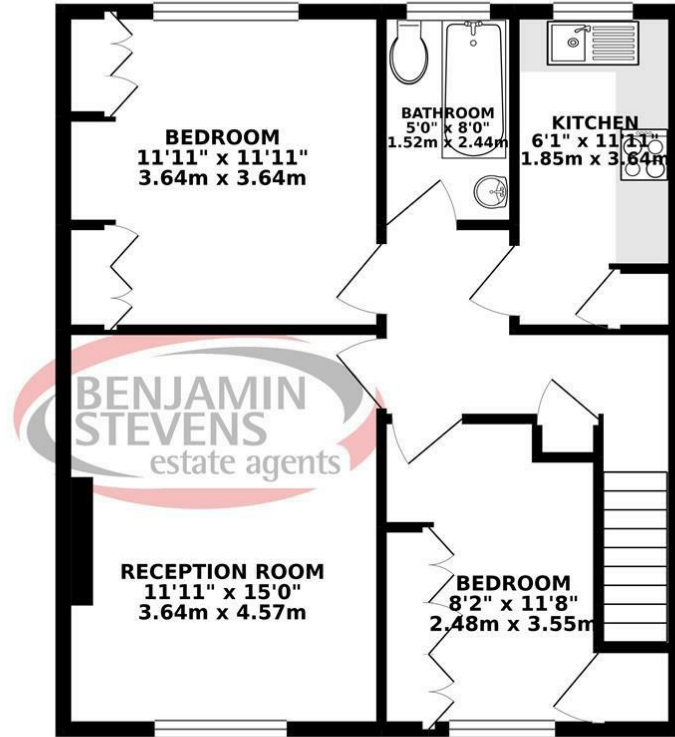
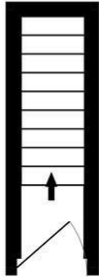
Ground rent £200

No service charge - company that collects ground rent organises buildings insurance.

# Floor Plan

GROUND FLOOR 28.26 sq. ft.  
( 2.63 sq. m. )

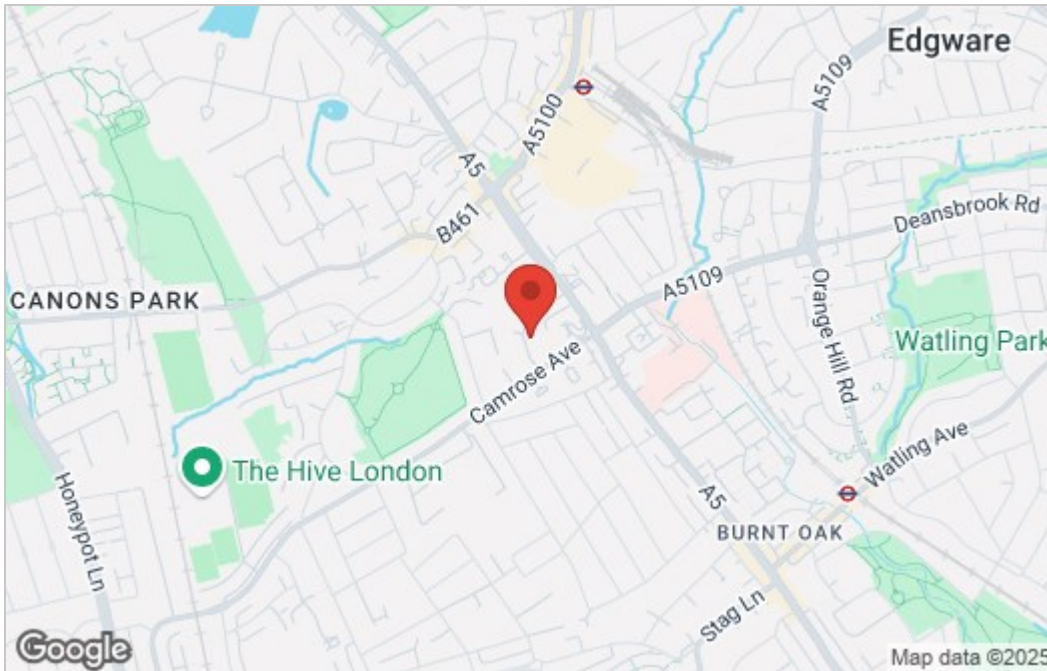
1ST FLOOR 619.49 sq. ft.  
( 57.55 sq. m. )



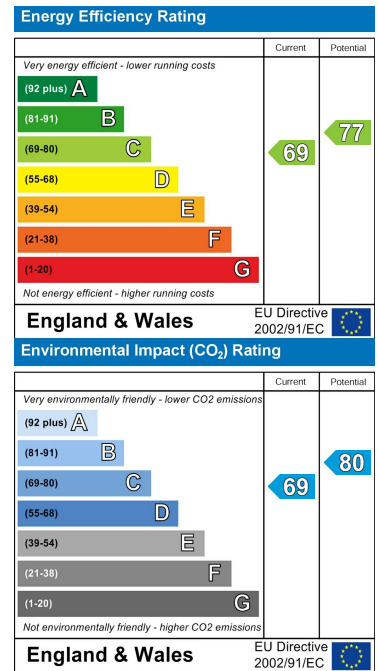
TOTAL FLOOR AREA : 647.75 sq. ft. ( 60.18 sq. m. ) approx.

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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