



**BENJAMIN
STEVENS.**
estate agents



13 Mayfair Court, Edgware, HA8 7UH

Offers Over £370,000

A spacious first floor two bedroom apartment located within walking distance to transport link and local amenities being offer CHAIN FREE. This property boasts a master bedroom with en-suite shower room, large living / dining room benefiting from access to a private balcony, second bedroom and a family bathroom. Additionally the property has secure gated car parking and communal garden space.

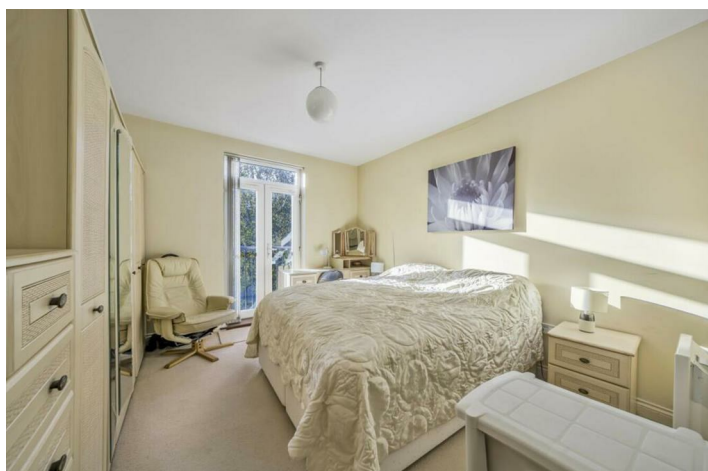
Kitchen 10'3 x 7'4 (3.12m x 2.24m)



Bathroom



Bedroom one 14'3 x 11'5 (4.34m x 3.48m)



Tenure

Leasehold: 135 year lease
Service Charges: £3,420 p/a
Ground Rent: £449 p/a

Lounge / Dining room 18'9 x 12'3 (5.72m x 3.73m)



Bedroom two 14'3 x 8'4 (4.34m x 2.54m)



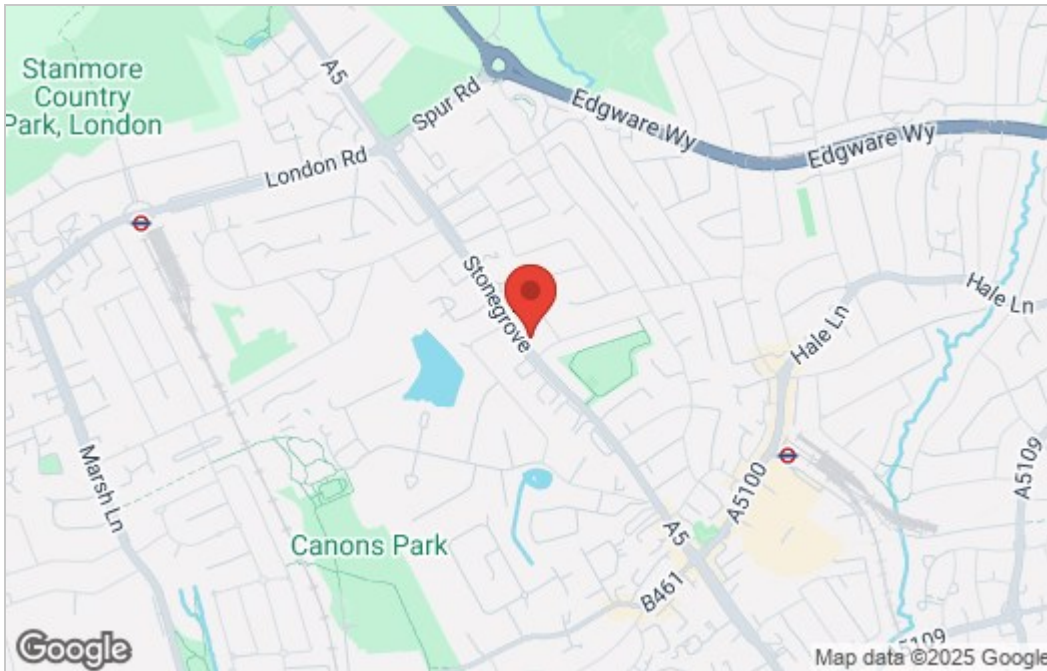
Floor Plan

Mayfair Court, Stonegrove, Edgware, HA8 7UH

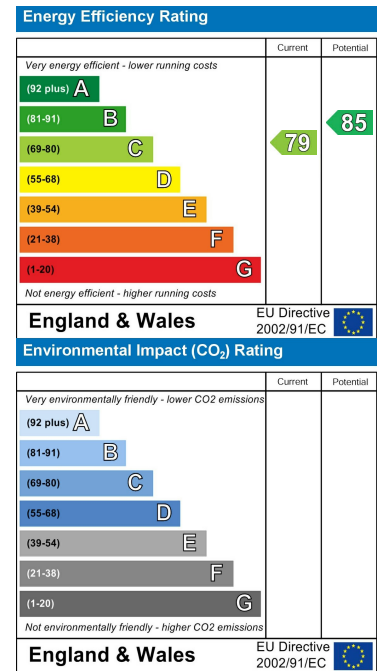
Approximate Area = 742 sq ft / 69 sq m
For identification only - Not to scale



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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