



**BENJAMIN  
STEVENS.**  
estate agents



## 7 York House Stratton Close, Edgware, HA8 6QA

**Asking Price £269,950**

A Spacious one-bedroom apartment, conveniently located between Edgware Northern Line & Canons Park Jubilee Line station.

Accommodation comprises One Large Double Bedroom, a Spacious reception, and a separate kitchen.

Features include Garage, and share of freehold.

Call vendor's sole agents Benjamin Stevens now to view!

**Exterior**



**Kitchen**



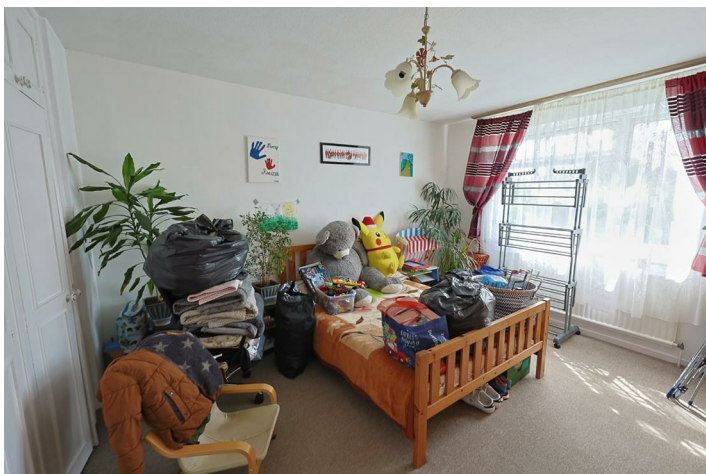
**Reception Room**



**Family Bathroom**



**Bedroom**

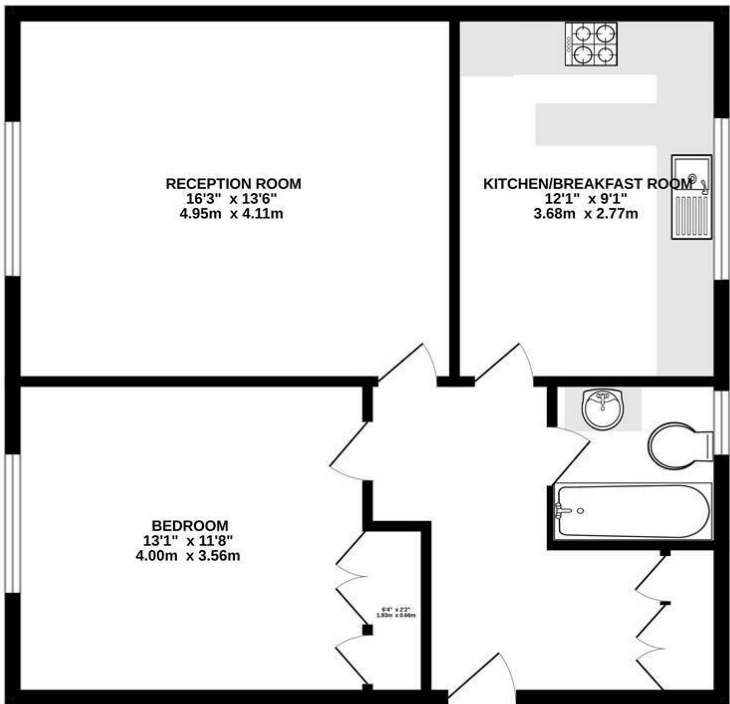


**Communal Gardens**



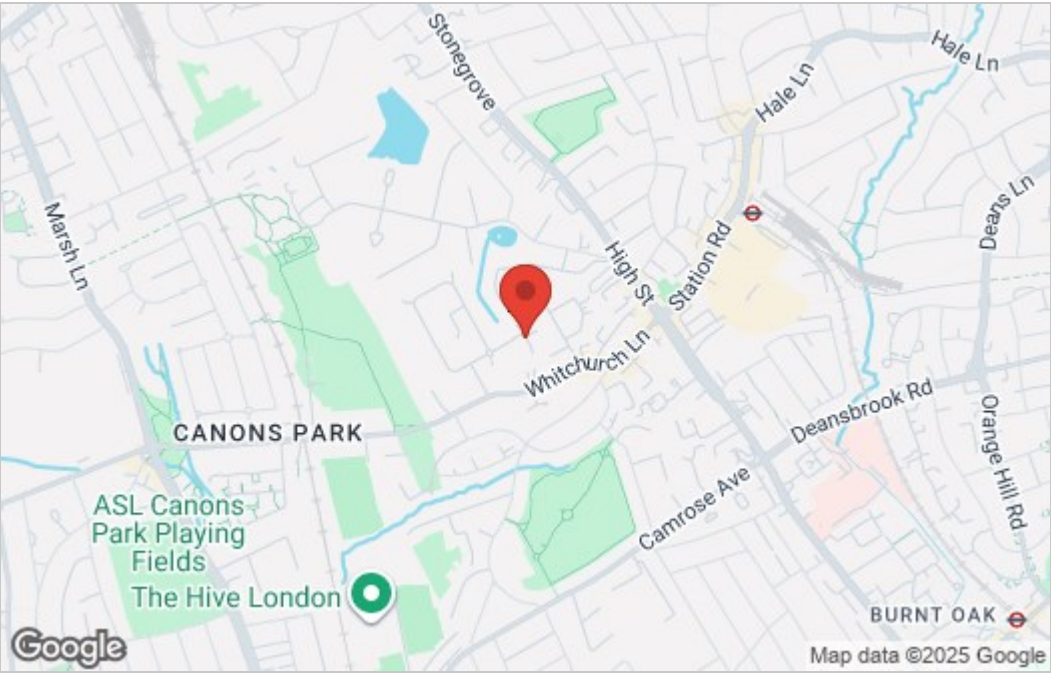
Floor Plan

SECOND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.

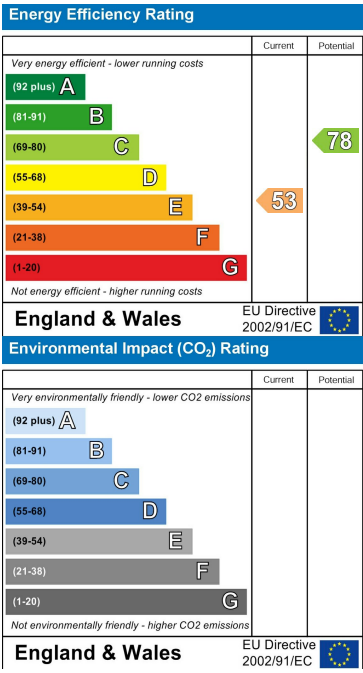


TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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