









43 Montrose Avenue, Edgware, HA8 0DY
Asking Price £425,000

A Two Double Bedroom Freehold House minutes away from Burnt Oak Station.

The property offers great interiors. with two larger than average bedrooms, shower room, through lounge and a modern fitted kitchen.

Property also benefits from off-street parking and a garden.

Please call vendor's sole agents Benjamin Stevens now to view!

### Kitchen 13'1" x 7'3" (4.01 x 2.22)



Range of Wall and Base Units with side door access Corner Shower with separate sink and w/c to the garden

## Living Room 13'1" x 11'1" (4.01 x 3.39)



Large Living room with sliding doors to the garden. Wood Effect Flooring

### Dining Room 13'9" x 12'9" (4.21 x 3.89)



Front Facing room with dining table and chairs with laminate flooring wood effect flooring

### Shower Room 6'9" x 6'4" (2.06 x 1.95)



### Bedroom 1 18'4" x 11'3" (5.60 x 3.43)



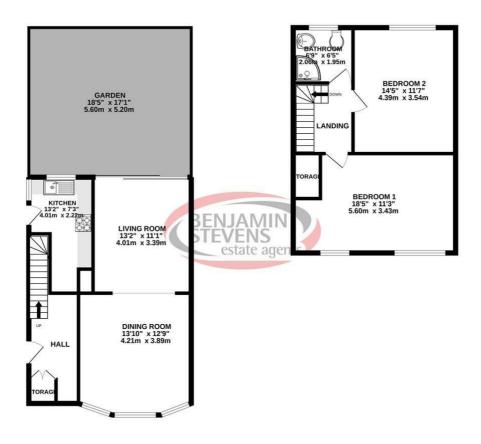
Large king size bedroom with ample storage and laminate flooring

### Bedroom 2 14'4" x 11'7" (4.39 x 3.54)



Large king size bedroom with ample storage and

GROUND FLOOR 484 sq.ft. (44.9 sq.m.) approx 1ST FLOOR 472 sq.ft. (43.8 sq.m.) approx.

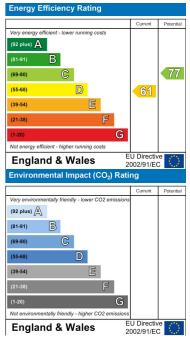


TOTAL FLOOR AREA: 956 sq.ft. (88.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorpain contained brief, measurements of doors, windows, croises and sight effects are as egocomised and no responsibility in blasen for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### Area Map

# Deansbrook Rd Royal Air Force Museum London MI Royal Air Force Museum London MI Map data ©2025

# **Energy Efficiency Graph**



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