

## Stones Residential

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# stones

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RESIDENTIAL



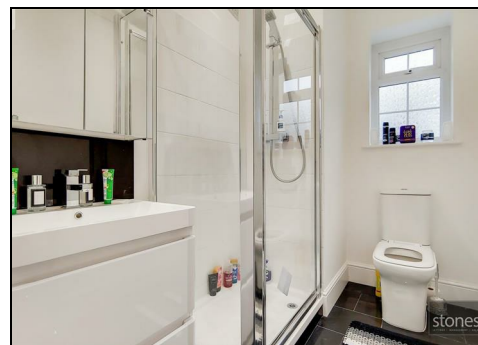
## Edgware, Hale Lane

**£295,000 Leasehold**

Stones are very pleased to bring to the market this recently refurbished one bedroom apartment finished to a high specification comprising of double bedroom, shower room/WC , lounge and separate kitchen.

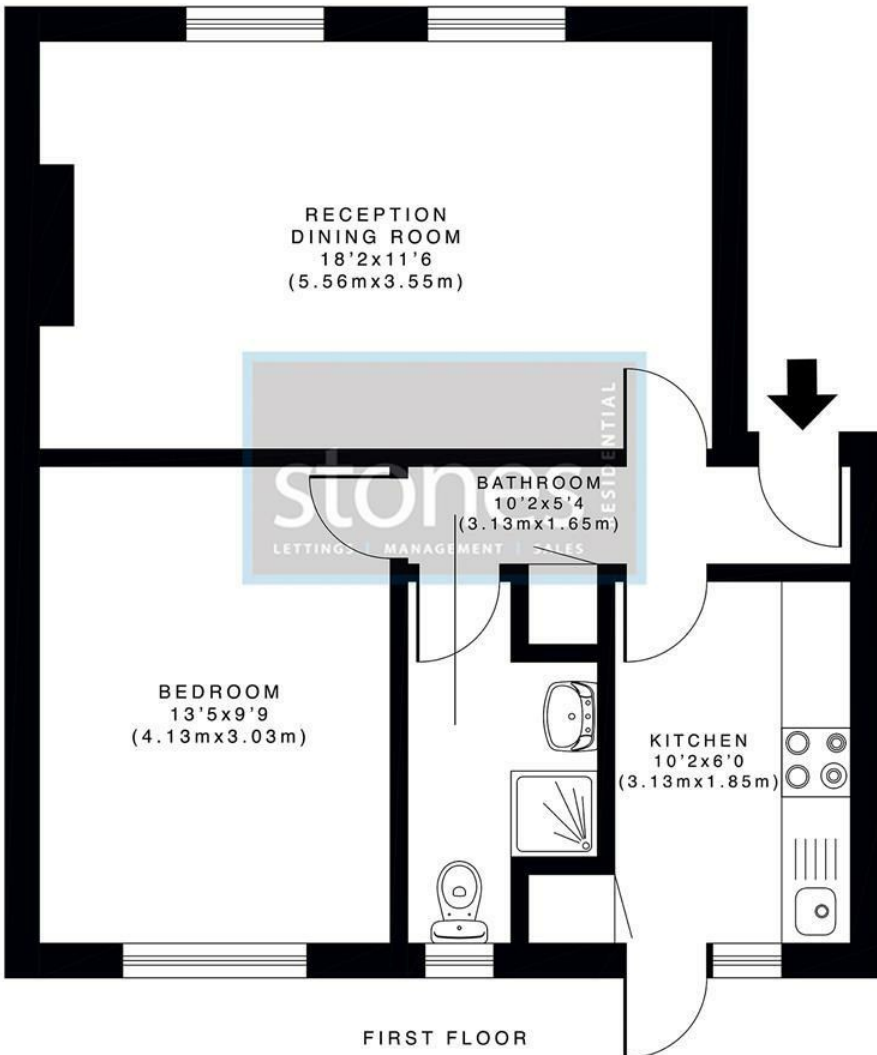
Ideally located on the corner of Gibbs Green and Stoneyfields Lane within easy reach of local shops and transport facilities. Ideal for investors and first time buyers.

Please call Stones on 0208 954 0045 to arrange a viewing.





Approx. Gross Internal Floor Area:  
547 sq.ft/ 50.9sq.m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	81
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		78	85
EU Directive 2002/91/EC			

While every effort is made to ensure the accuracy of these particulars, they are intended as a guide only and their accuracy is in no way guaranteed. Photos and floor-plans are for illustrative purpose only. Appliances have not been tested. Prospective purchasers should satisfy themselves by inspection and relevant reporting prior to purchase. This document does not form part of a legal document.