



Limeleaf Court, Hale Lane,
Edgware. HA8 9PX



£599,950

Leasehold

This well maintained duplex bright and spacious two bedroom duplex is on the top floor flat of a fashionable block, which rarely sees any of its apartments come to the market.

It comprises two large bedrooms with en suite bathrooms, a spacious bright living and dining area which opens into a fully integrated kitchen with a Juliet balcony.

it also has the benefit of off street parking in a secure gated car park.

it is situated in a convenient location on the corner of Hale lane and Highview Avenue, within easy walking distance of Edgware's shopping centre, schools, places of worship and the Northern Line underground Station. Mill Hill Broadway Thameslink Station is less than a mile away.

The flat is vacant and available chain free. It is ideal for first time buyers, people downsizing or as a rental investment.

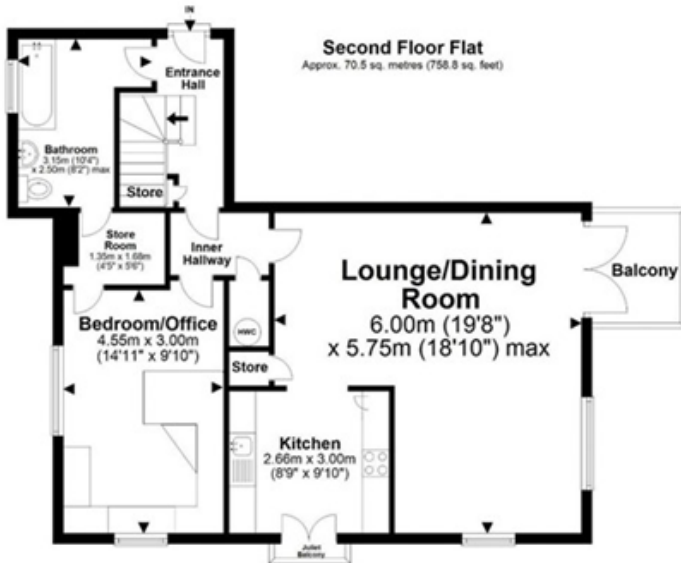




- FASHIONABLE BLOCK
- SECURE OFF STREET PARKING

- TWO LARGE BEDROOMS
- CONVENIENT LOCATION

- EN SUITE BATHROOMS
- SHARE OF FREEHOLD



Second Floor Flat
Approx. 70.5 sq. metres (758.9 sq. feet)



Room in Roof
Approx. 38.1 sq. metres (410.5 sq. feet)

Total area: approx. 108.6 sq. metres (1169.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Edgware

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