



Gatting Close, Pavilion Way,
Edgware. HA8 9YU



£275,000

Leasehold Share of Freehold

ABC is delighted to bring to the market as Sole Agents this two bedroom second floor purpose built flat, with an 18 foot lounge, a kitchen with fitted units, electric storage heaters providing economical heating, and loft storage.

The property is currently vacant and chain free. The potential rent is £1,500 per month.

Lease: -To July 2112. Service Charges: - £1,637.52 per year.

Viewing is recommended.

In accordance with the 1991 Property Misdescriptions Act, these details, photographs, and the floor plan have been prepared in good faith and as a general guide, not a statement of fact. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate and where possible taken to the widest point. Any information regarding lease details, service charges, ground rent etc. have been supplied by our client and to the best of our knowledge is correct. However, we strenuously recommend that you ask your lawyer to ratify it.



ABC



- - TWO BEDROOMS
- - AMPLE CAR PARKING
- EPC RATING "C" - COUNCIL TAX BAND C

- - FITTED KITCHEN
- - COMMUNAL GARDENS
- POTENTIAL RENT £1,450 PER MONTH

- - 18 FT LOUNGE
- - CHAIN FREE
- SHARE OF FREEHOLD

Ground Floor Flat

Approx. 51.6 sq. metres (555.5 sq. feet)




Total area: approx. 51.6 sq. metres (555.5 sq. feet)

All images used are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.
Plan produced using PlanUp.

Getting Close, Edgware, HA8 9YU



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	78	81
(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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