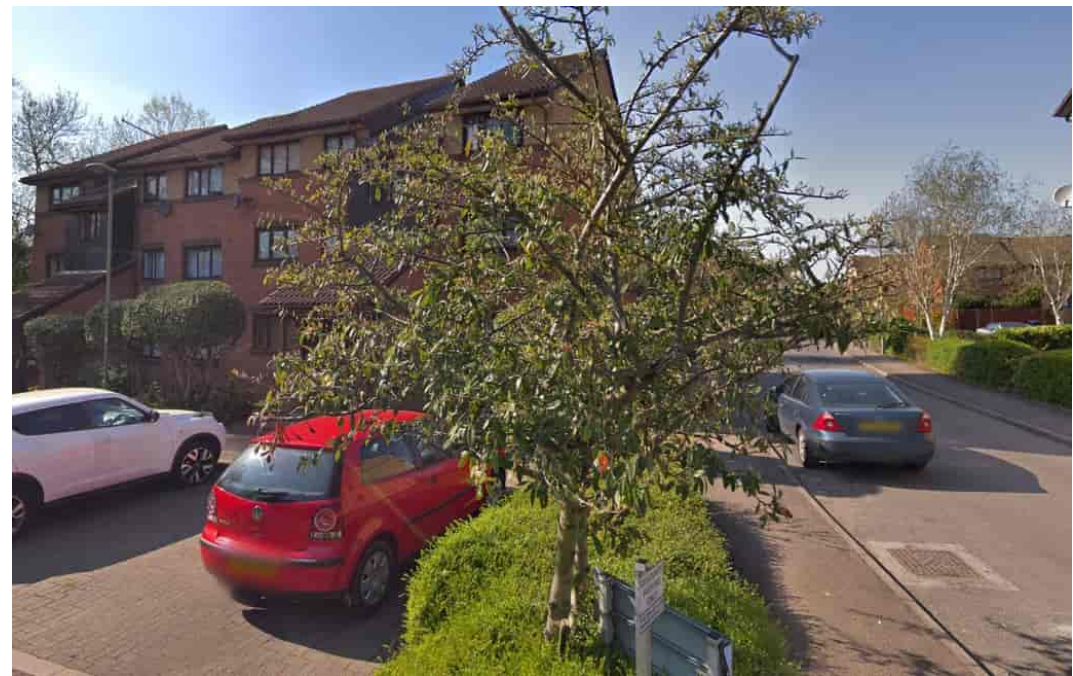




Grace Close, Pavilion Way, Edgware. HA8 9YY

**£275,000
Share of Freehold**





- TWO BEDROOM FLAT
- OFF STREET PARKING
- VANITY UNIT IN BEDROOM ONE

- FIRST FLOOR
- VERY ACCEPTABLE CONDITION
- SEPARATE KITCHEN

- CENTRAL LOCATION
- SHARE OF FREEHOLD
- INVESTORS NOTE: TENANT WILL HAPPILY STAY ON

Ground Floor Flat

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Please note the late addition to the details: - A SHARE OF THE FREEHOLD IS INCLUDED!

This spacious and tidy two bedroom first floor double glazed flat is in a convenient location, being close to shops and travel links. Offering a large reception room, a separate fitted kitchen, and a full bathroom, this is a perfect purchase for a first time buyer or an investor.

The current tenants pay £1,450 per month.

Lease: Approximately 113 Years unexpired

Service Charges: Approximately £1,165 per year

A SHARE OF THE FREEHOLD IS INCLUDED