



**Parnell Close, Edgware. HA8 8YE**

**£370,000  
Leasehold**



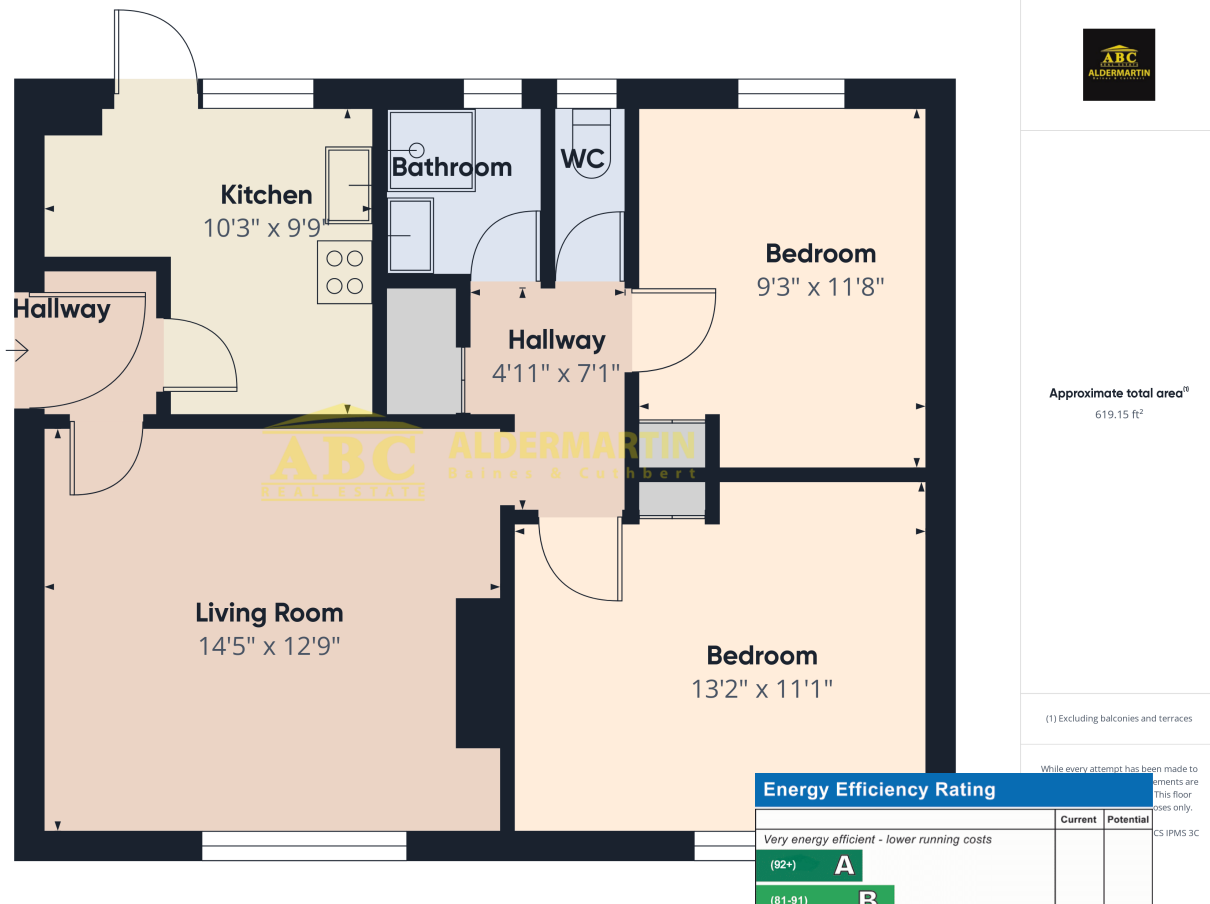


- TWO BEDROOM FLAT
- SEPARATE KITCHEN
- EPC RATING "C" - COUNCIL TAX BAND C

- GROUND FLOOR
- CHAIN FREE
- 160 YEAR LEASE

- STORAGE SHED
- PRIVATE REAR GARDEN

ABC are delighted to offer as Sole Agents, this spacious two bedroom ground floor flat which is situated in a quiet cul-de-sac. The property, which is available chain free, comprises a separate fitted kitchen, a reception room, two double bedrooms a bathroom, and a private rear garden.



**ABC ALDERMARTIN**  
Balnes & Cuthbert

Approximate total area<sup>(1)</sup>  
619.15 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure the information is correct, we do not warrant its accuracy. Elements are for information only. CS IPMS 3C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	73
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Edgware**  
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