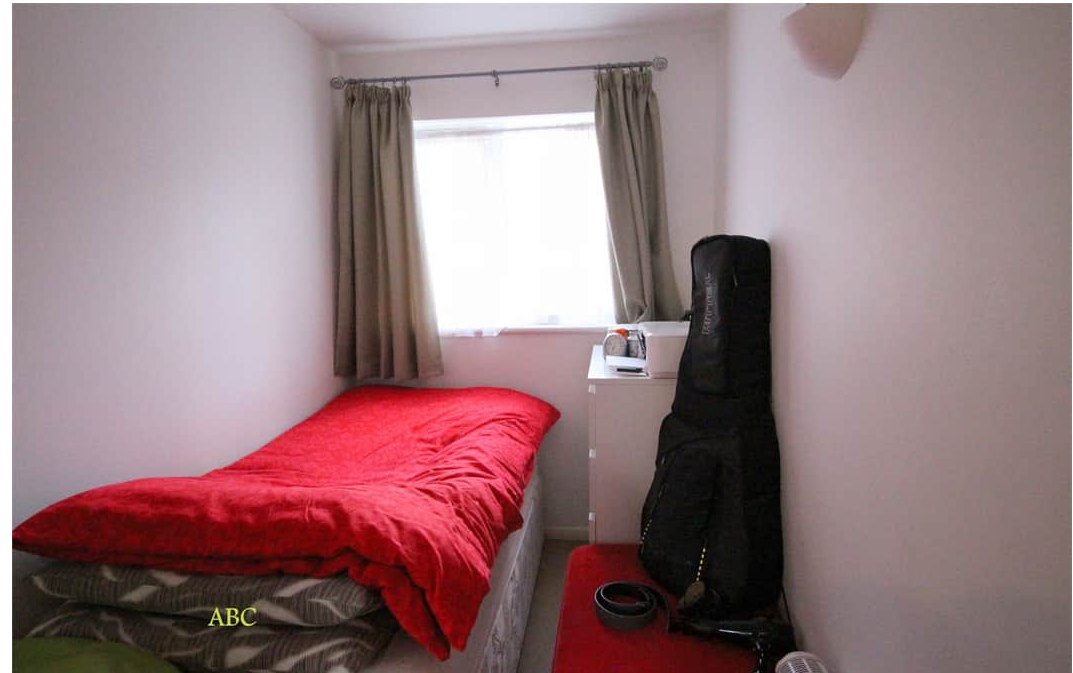




Gatting Close, Pavilion Way, Edgware. HA8 9YU

**£275,000
Leasehold**





- - GROUND FLOOR FLAT
- - SEPARATE KITCHEN
- QUIET LOCATION

- - TWO BEDROOMS
- - DOUBLE GLAZED
- GOOD DECORATIVE ORDER

- - RESIDENTS PARKING
- CHAIN FREE
- EPC RATING C - COUNCIL TAX BAND C

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 intended to form part of any contract or warranty.
Plan produced using PlanUp.

Getting Close, Edgware, HA8 9Y

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(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	

ABC is delighted offer as Sole Agents this two bedroom ground floor purpose built flat, with an 18 foot lounge.

The main bedroom had an alcove with fitted wardrobes and a vanity sink unit.

The separate kitchen has fitted units, with a cooker, fridge and washing machine all included.

Electric storage heaters provide economical heating.

It is offered chain free and in very acceptable condition.

An early inspection is recommended.

The property can be let for at least £1,450 PCM.