

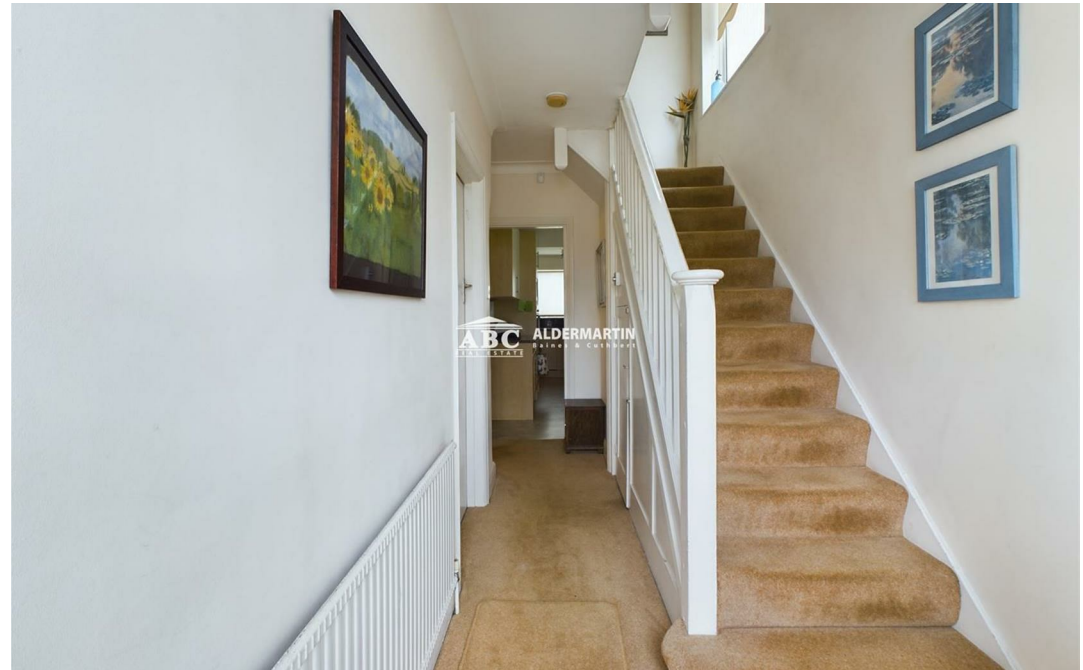


West Way, Edgware HA8 9LD

£625,000
Freehold







- GARAGE AND OFF STREET PARKING
- COUNCIL TAX BAND E
- UPPER CHAIN COMPLETE

- EXTENDED
- SEMI DETACHED
- POTENTIAL TO EXTEND INTO THE LOFT

- GOOD DECORATIVE ORDER
- VERY GOOD VALUE
- EPC RATING D

It is situated close to both Edgware and Mill Hill Broadway, and there is a walkway just around the corner which is a great short-cut leading to Station Road and very close to the station.

With a good sized garden, a garage, and off street parking, this is a very keenly priced property, and we would recommend viewing as soon as possible.

Living Room
12'1" x 11'7"

Living Area
10'11" x 12'4"

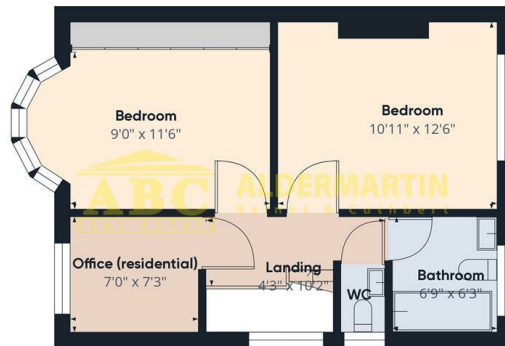
Dining Room
10'8" x 13'3"

Kitchen
6'5" x 15'7"

Hallway
5'7" x 14'11"

ALDERMARTIN
DESIGNS & BUILDERS

Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁰⁾
1040.98 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on R

GIRAFFE360

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