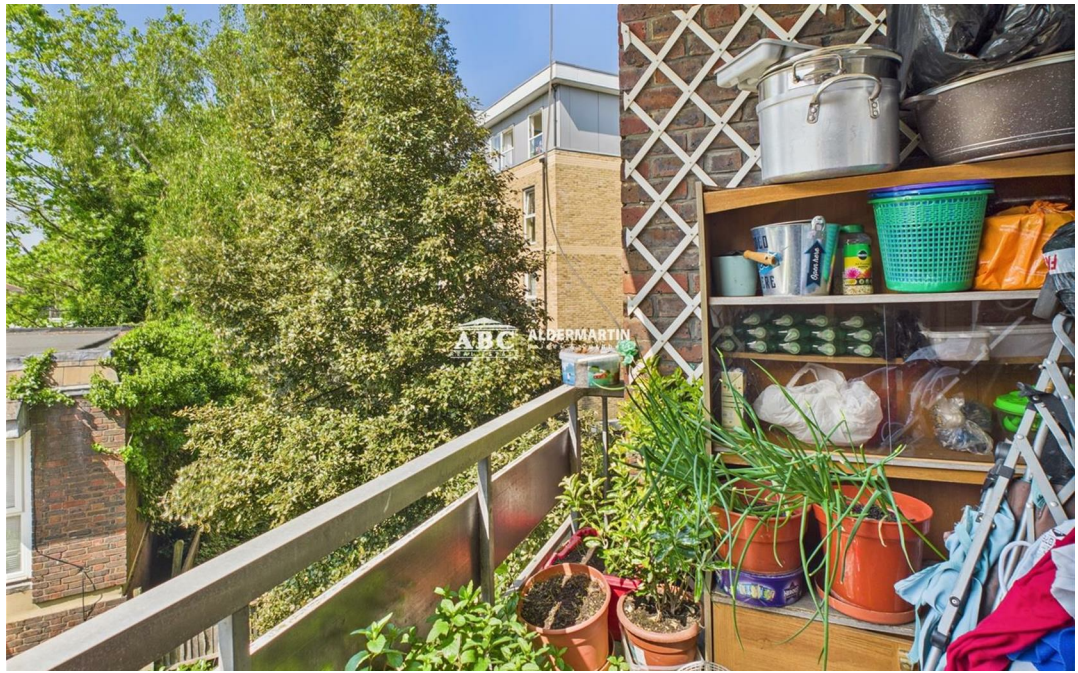
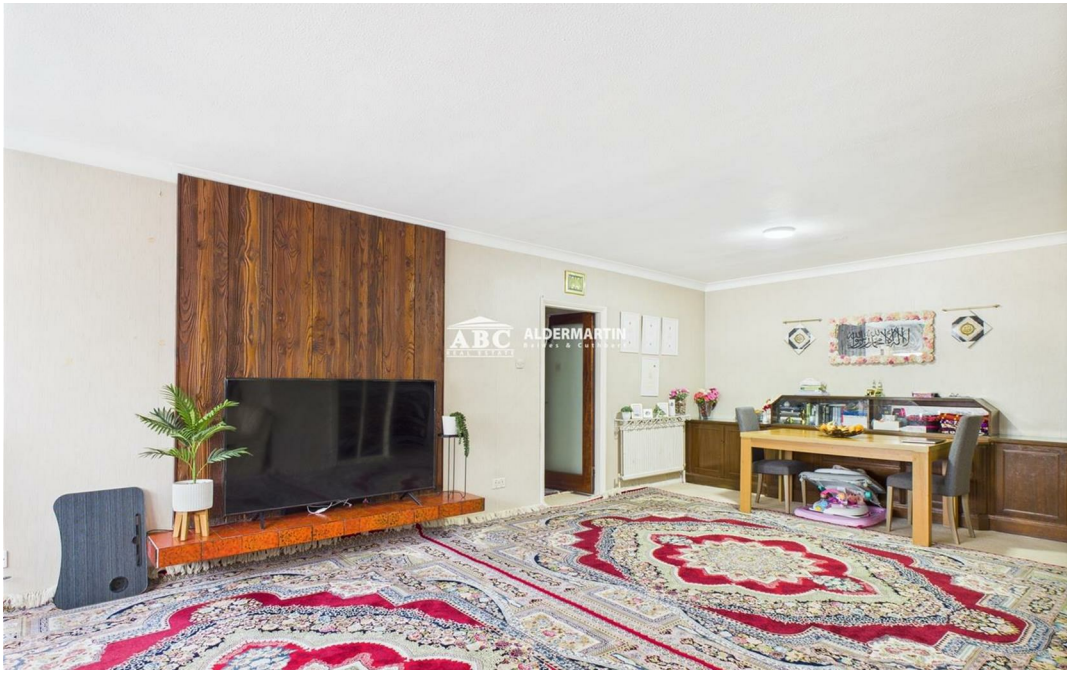




LODGE CLOSE, EDGWARE HA8 7RL

£525,000
Leasehold - Share of
Freehold







- THREE DOUBLE BEDROOMS
- 1200 SQUARE FEET
- PORTER SERVICE

- SECOND FLOOR FLAT
- TWO BATHROOMS
- OFF STREET + SECURE PARKING

- EXCLUSIVE BLOCK & LOCATION
- SUPERB COMMUNAL GARDENS
- COUNCIL TAX BAND G - EPC RATING C

Situated in one of Edgware's most prestigious locations, this three double bedroom and 2 bathroom apartment, which occupies approximately 1,200 square feet. is the largest in the block. It is on the second floor, and also comprises a huge reception room/living area, a fitted kitchen, a guest WC, a balcony and a garage. Immaculate communal gardens surround the block. The apartment requires some modernisation, which is reflected in the asking price, which includes a 900 plus year lease with a share of the freehold.

ABC ALDERMARTIN

Approximate total area⁽¹⁾
1199 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 RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	83
		EU Directive 2002/91/EC	

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