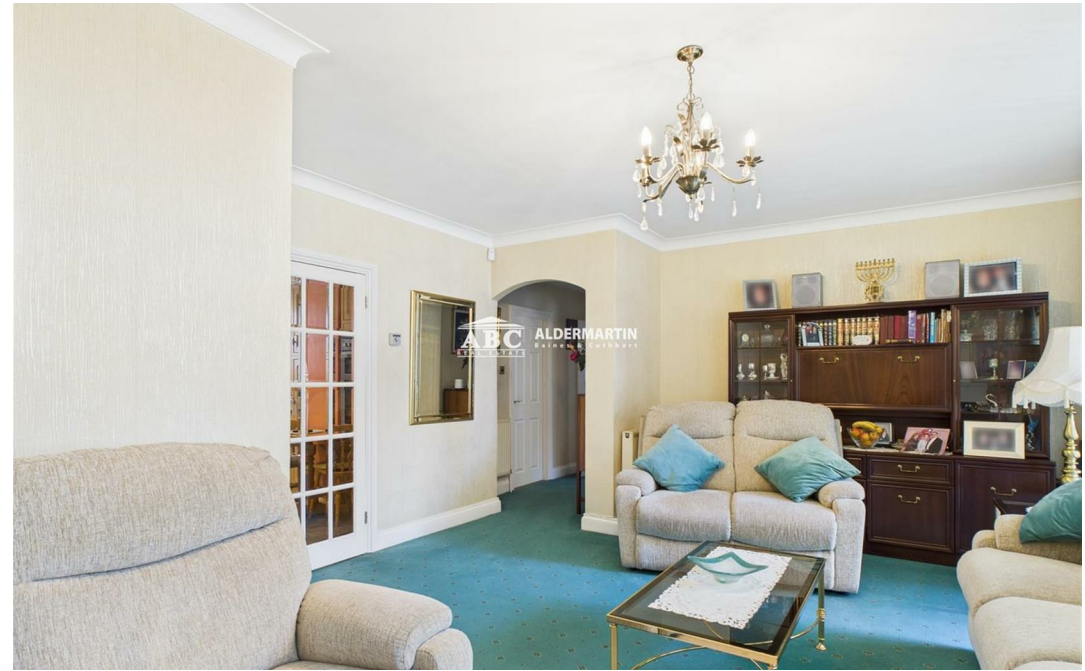


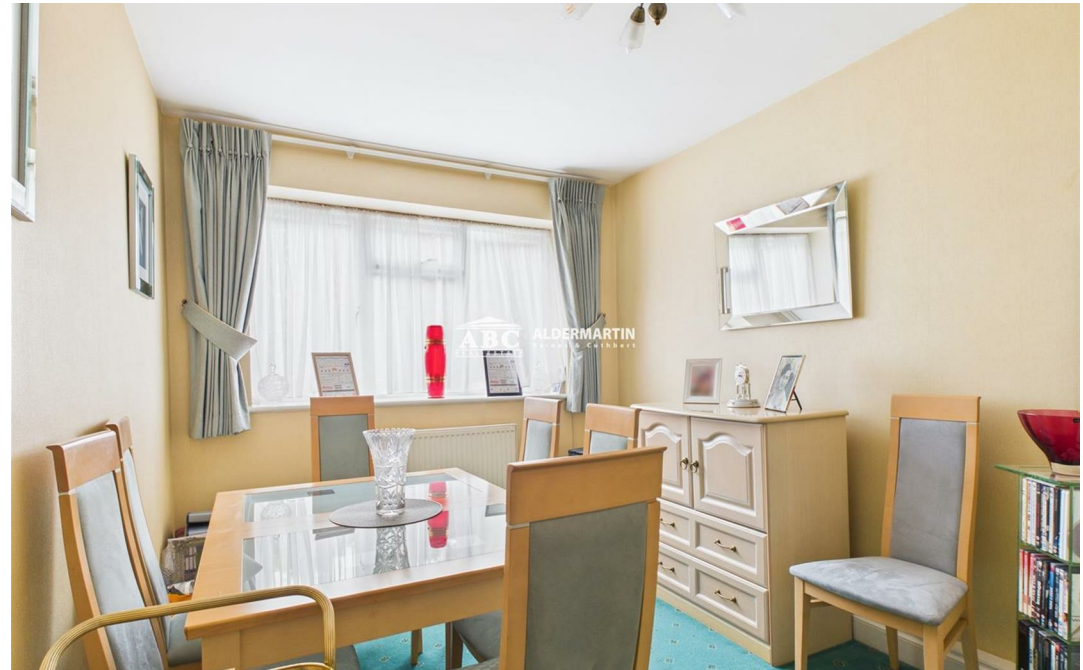


Stonegrove, Edgware HA8 8AD

£399,950
Leasehold



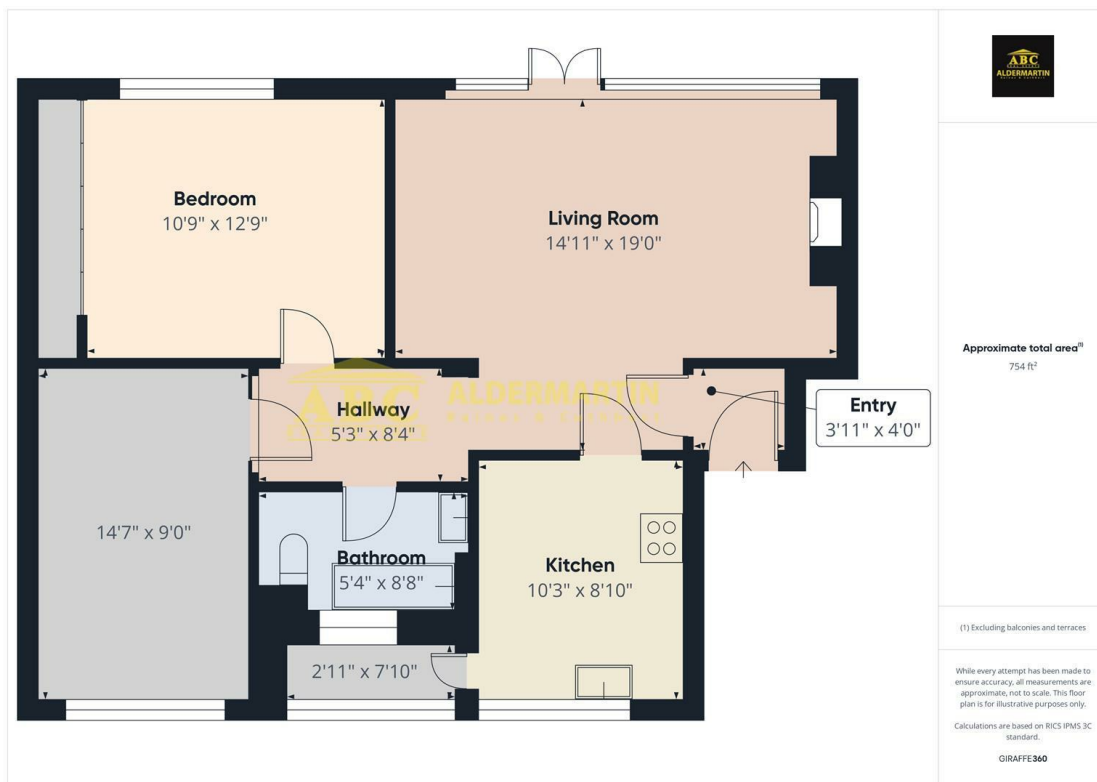




- FIRST FLOOR FLAT
- BALCONY
- PERFECT FIRST TIME PURCHASE OR INVESTMENT

- TWO DOUBLE BEDROOMS
- SEPARATE FITTED KITCHEN
- MOTORWAY LINKS CLOSE BY,

- CLOSE TO EDGWARE AND STANMORE
- DOUBLE GLAZED
- GARAGE + COMMUNLA GARDENS



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	EU Directive 2002/91/EC	

New to the market, this first floor flat is situated midway between Stanmore and Edgware, and benefits from all of the local amenities which both areas have to offer.

It comprises a good sized lounge, two double bedrooms, a separate fitted "eat in" kitchen, a bathroom, a balcony, communal gardens and a garage.

It is offered in good decorative order and would make an ideal first time purchase or investment.

SOLE AGENTS

DISCLAIMER

In accordance with the 1991 Property Misdescriptions Act, these details, photographs, and the floor plan have been prepared in good faith and as a general guide, not a statement of fact. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate and where possible taken to the widest point. Any information regarding lease details, service charges, ground rent etc. have been supplied by our client and to the best of our knowledge is correct. However, we strenuously recommend that you ask your lawyer to ratify it.

For details of our Affiliations, Redress Schemes, Fees, and Complaints Procedure, please visit www.abcestates.co.uk