



**BELAIR COURT, HIGH STREET, EDGWARE HA8 7EL**

**£445,000**  
**Leasehold**







- NEWLY BUILT LUXURY TWO BEDROOM APARTMENT
- LIFT +CCTV
- TWO STUNNING BATHROOMS

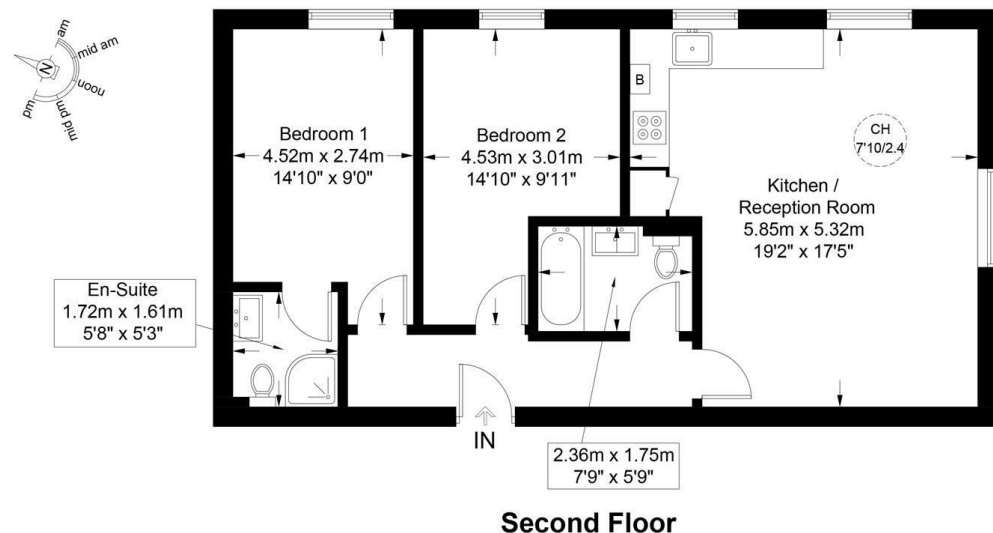
- HIGH SPECIFICATION FINISH
- SECURE PARKING
- EPC RATING B: COUNCIL TAX BAND D

- 125 YEAR LEASE - £2,800 SERVICE CHARGES
- FULLY EQUIPPED KITCHEN
- CLOSE TO ALL AMENITIES AND TRANSPORT LINKS



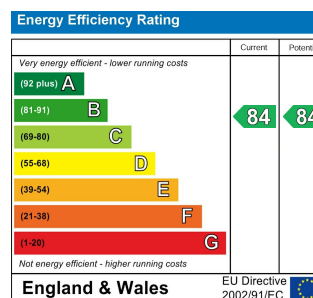
Bel Air Court, HA8

Approximate Gross Internal Area = 704 sq ft / 65.4 sq m



PRIME PERSPECTIVES

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



This exclusive newly built two bedroom and two bathroom apartment sits atop an existing residential block in Edgware, and is a thoughtfully designed modern home, providing a quiet retreat at the end of each day, whilst leaving the city behind.

It creates a limited opportunity to own a brand new home in an established and well-connected location.

Set back from the main road, Bel Air Court enjoys a peaceful position while still being moments from local shops, cafés, and transport links. Whether heading into central London or staying local, everything you need is within easy reach. The apartment's interior reflects a clean, modern aesthetic, - designed to make everyday living simple and enjoyable. The open-plan layout encourages easy entertaining, and is finished to a high standard to ensure long-term comfort and quality. Kindly note that the photographs shown are those of a similar new two bedroom property in the block.

#### 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.

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