

ABC ALDERMARTIN
REAL ESTATE Business & Culture



Broadfields Avenue,
Edgware. HA8 8SW



£1,175,000

Freehold

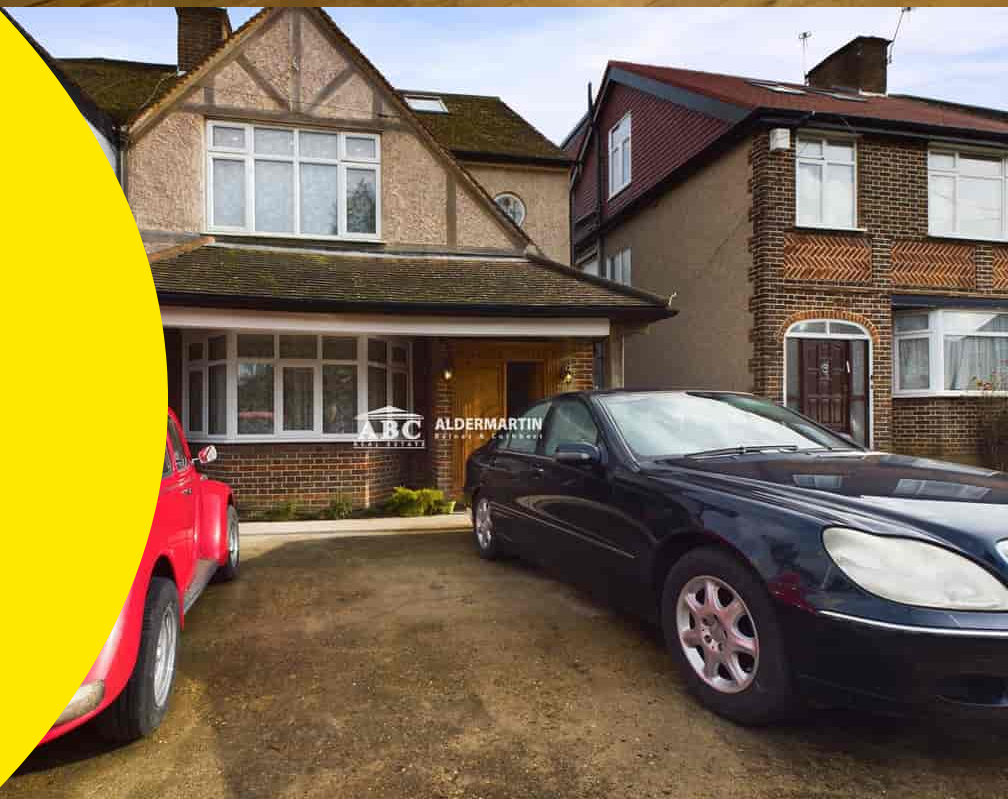
This large semi detached house has been expertly extended to create a very exciting prospect, as it could either make a wonderful family home with an abundance of living space, or, subject to Planning Consent, there is huge potential to divide it into four individual flats, which combined would provide a substantial revenue stream.

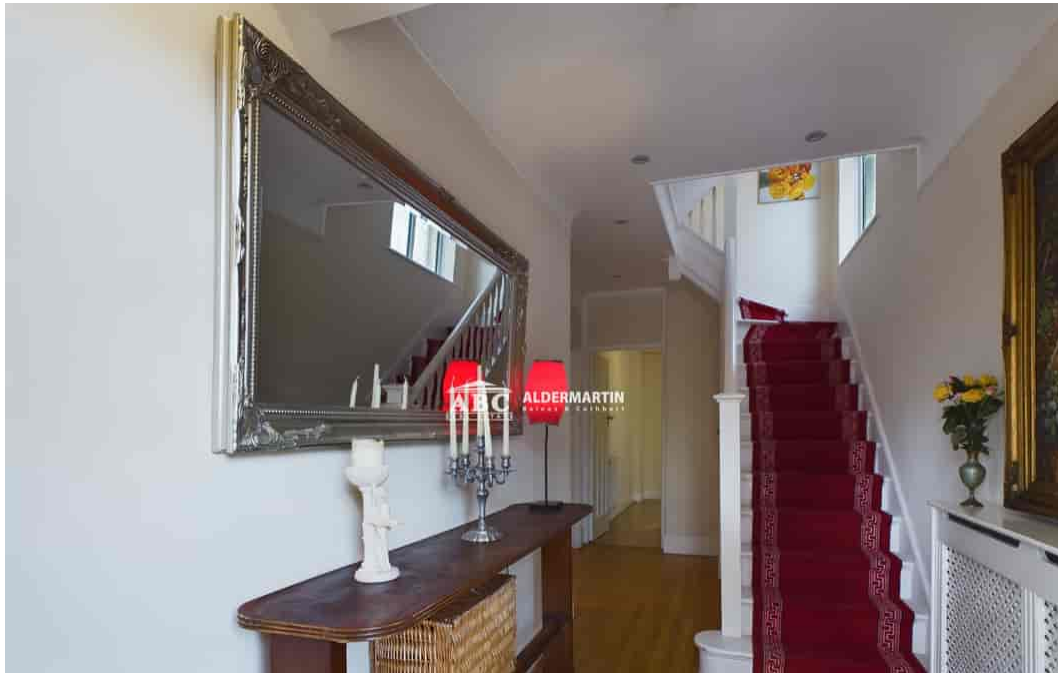
Ground Floor - 2/3 Bedrooms.

First Floor - 2 Bedrooms.

Second Floor - Large Studio (with offset kitchen and shower/WC).

Annexe - 2 Bedrooms (with its own separate side access).







- SEMI DETACHED
- FLEXIBLE ACCOMMODATION
- THREE EXTENSIONS

- FIVE BEDROOMS
- CAN PROVIDE FOUR INCOME STREAMS
- EPC RATING C * COUNCIL TAX BAND F

- OFF STREET PARKING
- FOUR BATHROOMS
- CAN BE SPLIT TO FOUR UNITS



<p>Floor 0</p>	<p>Floor 1</p>	
<p>Floor 2</p>		<p>Approximate total area⁽¹⁾ 2135.58 ft²</p> <p>Reduced headroom 42.69 ft²</p> <p>(1) Excluding balconies and terraces</p> <p> Reduced headroom (below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>

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

Edgware
02086 214 000
office@abcestates.co.uk