



Warren Way, Brent, HA8 5RB

Cow & Co
LONDON



GUIDE PRICE £275,000 - £325,000

Situated on a sought after development of similar style apartments this two bedroom second floor flat has been well maintained and is an ideal purchase for a first time buyer or an investor looking to add quality to their portfolio.

Situated on the second floor this flat offers approximately 642 sq/ft of accommodation. It has its own front door leading to the hallway which has two built in storage cupboards. The first room off the hallway is the master bedroom, then the second bedroom, the bathroom/wc and then the open plan reception/diner/kitchen.

Located close to many local amenities including shops, bus routes, restaurants, cafes, schools including Krishna Avanti and also both Queensbury (Jubilee Line) & Burnt Oak (Northern Line) stations.

Viewing is highly recommended through the Owners sole agents Cow & Co.

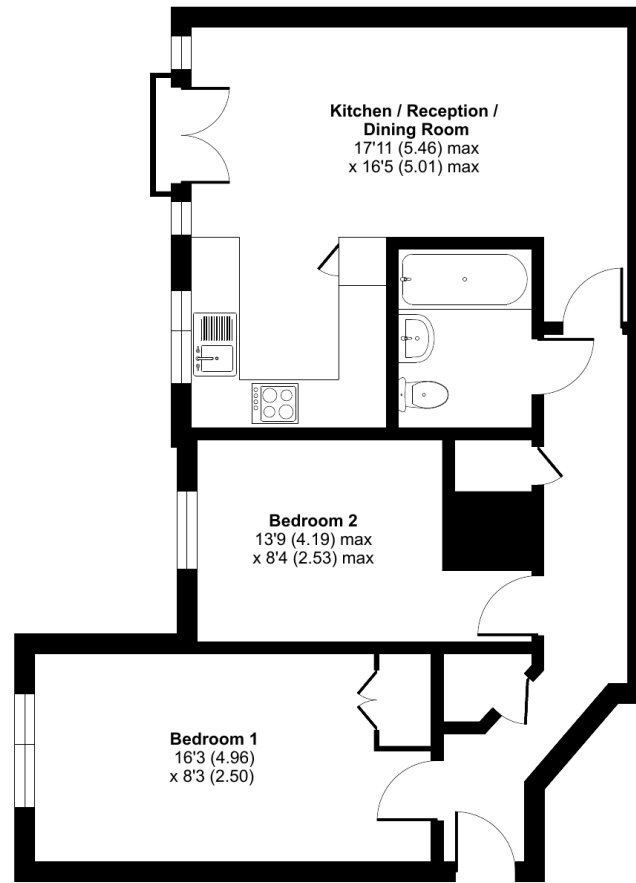


- Two bedrooms and two bathrooms
- Fitted Kitchen
- Family bathroom/wc
- Over 900 year lease
- Juliette balcony
- Communal gardens and dedicated children's play area
- Close to a wealth of amenities and transport links
- In catchment area for Krishna Avanti school

Warren Way, Edgware, HA8

Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Cow & Co Properties Ltd. REF: 1124347

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