



**FOR SALE**

## 54 Wenlock Road, Edgware, Middlesex HA8 9JF

IN NEED OF MODERNISATION, ADD YOUR PERSONAL TOUCH!!!!!!

Mischa & Co are delighted to offer to the market this mid terraced 3/4 bedrooms house for sale which has been extended to rear.

The property comprises of 3/4 good sized bedrooms, 1/2 reception room, extended lounge/kitchen diner, shower room on the ground floor x 2 (1 ensuite), and family bathroom on 1st floor, garden and driveway for 2 cars.

Located close to local bus stop and a short bus ride to Edgware or Burnt Oak Station (Northern Line) and High roads within walking distance. The property benefits from gas central heating and double glazing.

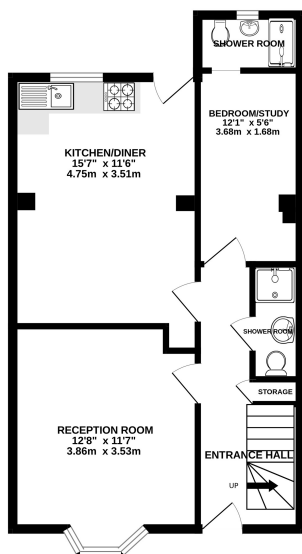
Call now to avoid disappointment!!!!!!!

# £424,950 Freehold

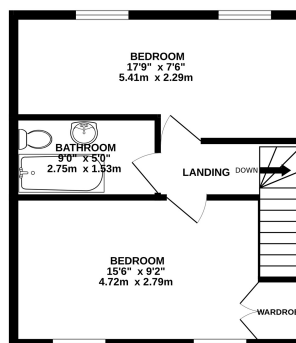
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
100	A		
81-100	B		
62-81	C		
43-62	D		
25-43	E		
10-25	F		
1-10	G		
		66	80
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			

# Floorplan

GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 883sq. ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
Made with Metropix 02024



NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.

