



**REDUCED**



## Orchestra Court, 1 Symphony Close, Edgware HA8

LIVING THE DREAM!

We are pleased to introduce this beautifully refurbished 2 bedroom, first floor flat finished to a high standard. The property benefits from generously proportioned size bedrooms, designed bathroom, exceptional open plan kitchen/lounge with the added benefits of gas central heating, double glazing and allocated parking space with optional visitor permit. Ideally situated close to bus routes, within close range of Burnt Oak Station (Northern Line), Edgware Station (Northern Line) and town centre offering all essential amenities, shops, restaurants and banks.

Call the vendors sole agents NOW to avoid disappointment!!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(27-38)	F		
(1-26)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		80	81
		EPC Diagram (Simplified)	

**£319,950 Leasehold**

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## First Floor

### Hallway

Front aspect solid wood door, phone entry system, radiator, power point, general storage cupboard, electric fuse box, storage cupboard housing boiler, coved ceiling, engineered flooring

### Reception area

15' 3" x 14' 4" (4.65m x 4.37m) Side aspect double glazed window, two radiators, power points, telephone point, television point, air vent, engineered flooring

### Kitchen area

10' 1" x 6' 3" (3.07m x 1.91m) Side aspect double glazed window, power points, stainless steel sink with mixer tap set in corian worktop, range of eye and base level units, integrated washing machine, integrated dishwasher, integrated fridge/freezer, integrated extractor fan, electric hob mounted into worktop, electric oven housed under unit, splash back, tiled floors

### Bedroom One

13' 1" x 8' 9" (3.99m x 2.67m) Side aspect double glazed window, power points, radiator, fully fitted wardrobes, air vent, television point, coved ceiling, carpets

### Bedroom Two

12' 1" x 11' 1" (3.68m x 3.38m) Side aspect double glazed window, radiator, power points, coved ceiling, carpets

## Bathroom

Side aspect double glazed frosted window, panel enclosed bath with mixer tap, shower attachment and overhead shower, low level vanity w.c, bespoke vanity basin with mixer tap, extractor fan, wall mounted towel radiator, fully tiled walls and floor

## Communal Garden

Part lawn area, gas meter, allocated parking space