

**Peters Lodge, Stonegrove, Edgware. HA8 7TY.  
£420,000 Share of Freehold**

A Spacious Two Double Bedroom Second Floor Apartment with a south/west facing balcony located close to Central Edgware's transport and shopping facilities.

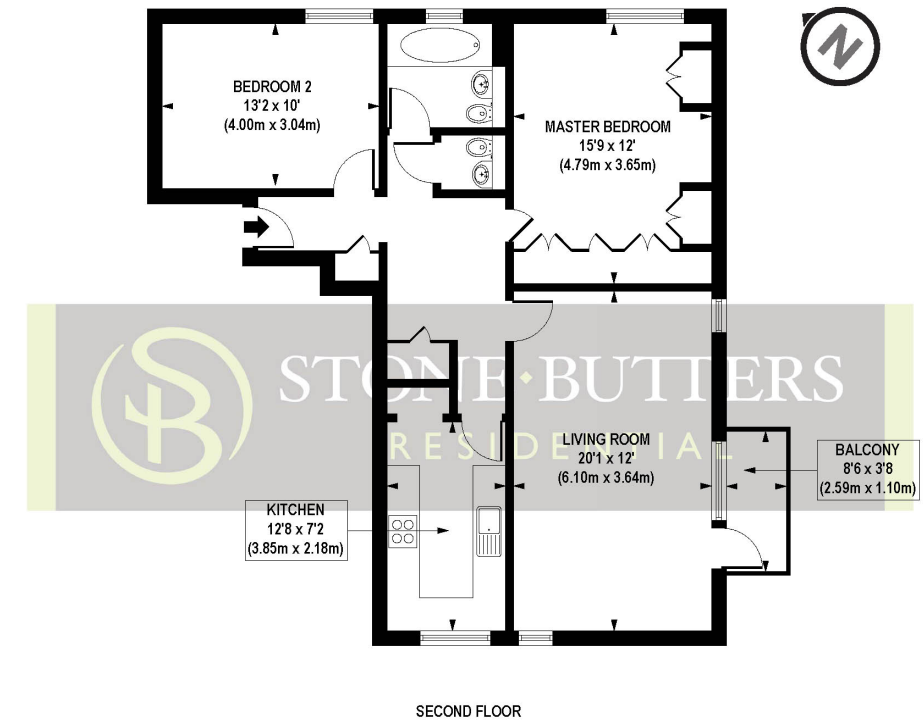
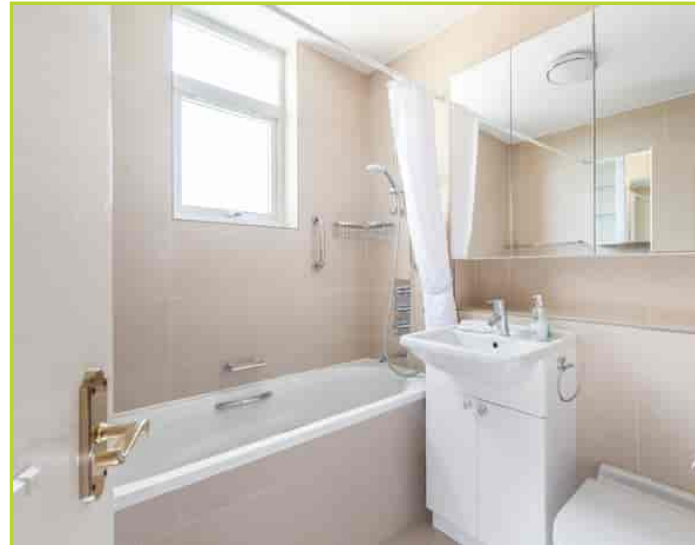
Offered chain free the accommodation comprises two double bedrooms, dual aspect spacious lounge, bathroom, additional guests cloakroom, and large separate kitchen.

Features include Share of Freehold, Garage and Lift.



- Spacious Lounge with Balcony
- Garage (In Block)
- Gas Central Heating
- Share of Freehold

- Two Double Bedrooms
- Guests Parking
- Double Glazed
- Guest Cloakroom



APPROX. GROSS INTERNAL AREA FLOOR 893 sq. ft / 82.92 sq. m

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CPCREATIVE**  
PROPERTY MARKETING

(Floor plans are not to scale and measurements are given for guidance only)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	