



FOR SALE



Butler Close, Edgware, Greater London HA8

SEEING IS BELIEVING!!

This spacious 2 bedroom ground floor purpose built flat ideally located within close distance to Burnt Oak Station (Northern Line) and Queensbury station (Jubilee Line) as well as local amenities.

The property comprises of spacious lounge, fitted kitchen, two good sized bedrooms (one with en-suite), 3 piece bathroom. The property is double glazed with electric economy 7 heating system and is being sold on a chain free basis. Ideal for 'first time' buyers and 'buy to let' investors. The property has the added benefit of allocated car parking through secured gates for one car as well as a playground area for the family.

CALL NOW to book your tour!

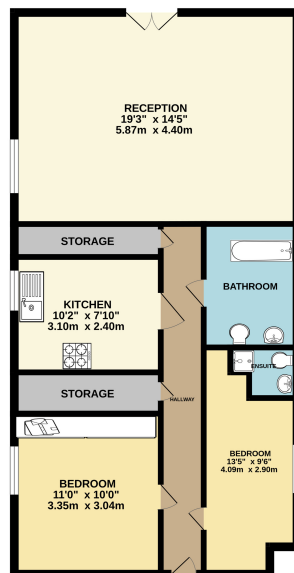
Energy Efficiency Rating		Current	Potential
<small>More energy efficient = lower running costs</small>			
(92-100)	A		
(81-91)	B		
(71-80)	C		
(62-70)	D		
(54-61)	E		
(45-53)	F		
(35-44)	G		
		76	80

For energy efficient = higher running costs
England, Scotland & Wales
EU Standard
2018/2019

£334,950 Leasehold

Floorplan

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other facts are approximate and not responsible to whom for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, appliances and fixtures shown hereon have not been tested and no guarantee as to their condition or efficiency can be given.
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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.

