

**UNDER OFFER**

## Tavistock Road, Edgware HA8 6DA

We are delighted to offer this semi-detached, which has been split into two self-contained apartments, located within the high in demand catchment of the Krishna Avanti School. The ground floor apartment consists of 1 bedroom, reception, kitchen, shower room and separate WC. The 2nd apartment is set over two floors and offers 3 bedrooms, reception, kitchen and 2 bathrooms. There is off-street parking for three vehicles, a garage and a large wide angled rear garden. Both Queensbury and Burnt Oak parades are within close proximity, and offer the usual amenities including transport, shops and restaurants. Currently being sold chain free.

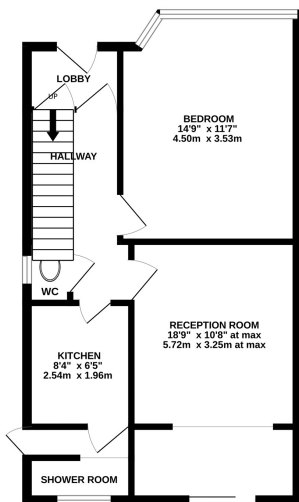
Call the vendor's Sole Agent, Mischa & Co, today to book your tour!!

Council Tax Band E (Harrow) and EPC rating D (68).

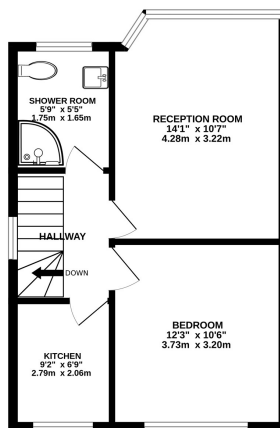
**£599,950 Freehold**

# Floorplan

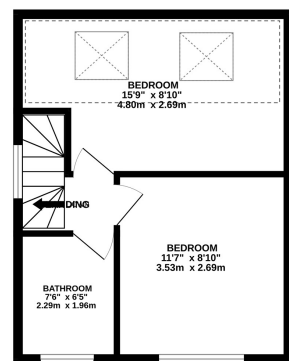
GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



LOFT ROOM  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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 operability 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.

