



**FOR SALE**



## Fortune Avenue, EDGWARE HA8

A delightful 2nd floor 3 double bedroom property with an en-suite shower room to the master bedroom. This property boasts spacious living throughout, with a good-sized open plan kitchen/diner, three decent-sized bedrooms, private balcony, family bathroom, communal gardens and one allocated underground electric gated car park space.

Burnt Oak Underground Station (Northern Line) and Burnt Oak Broadway is only a short walk away as well as Edgware Station (Northern Line) with Station Rd (Edgware) where you will find numerous banks/restaurants/shops & Broadwalk Shopping Centre. An ideal opportunity to buy with the current tenant who have been housed by Mischa & Co. Currently being let for £1800 pcm and being sold on a chain free basis.

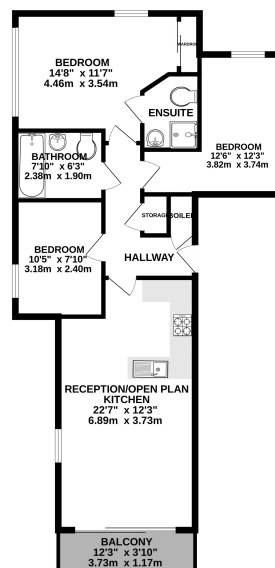
Council Tax Band D (Barnet) & EPC rating C (78).

To view this property please call Mischa & Co, the Vendor's Sole Agent on 020 8951 5000.

## £325,000 Leasehold

## Floorplan

GROUND FLOOR  
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq ft (71.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and not responsible to them 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, appliances and equipment shown 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.