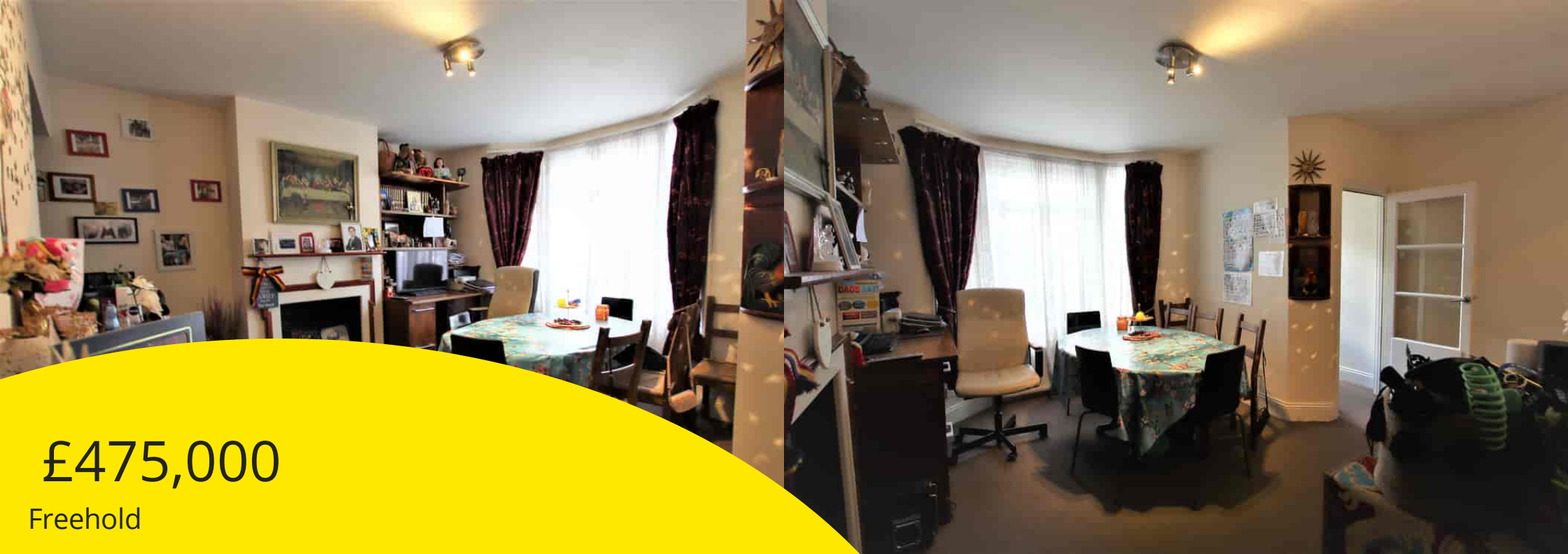




Mead Road,  
Edgware. HA8 6LJ





£475,000

Freehold

This is one of the most deceptively spacious properties we have ever had the privilege to bring to the market. It is impossible to gauge what lies behind the front door. Two good size reception rooms, (making a 29 foot though room): a long fitted kitchen: three bedrooms: three en suite shower rooms, two with WCs.

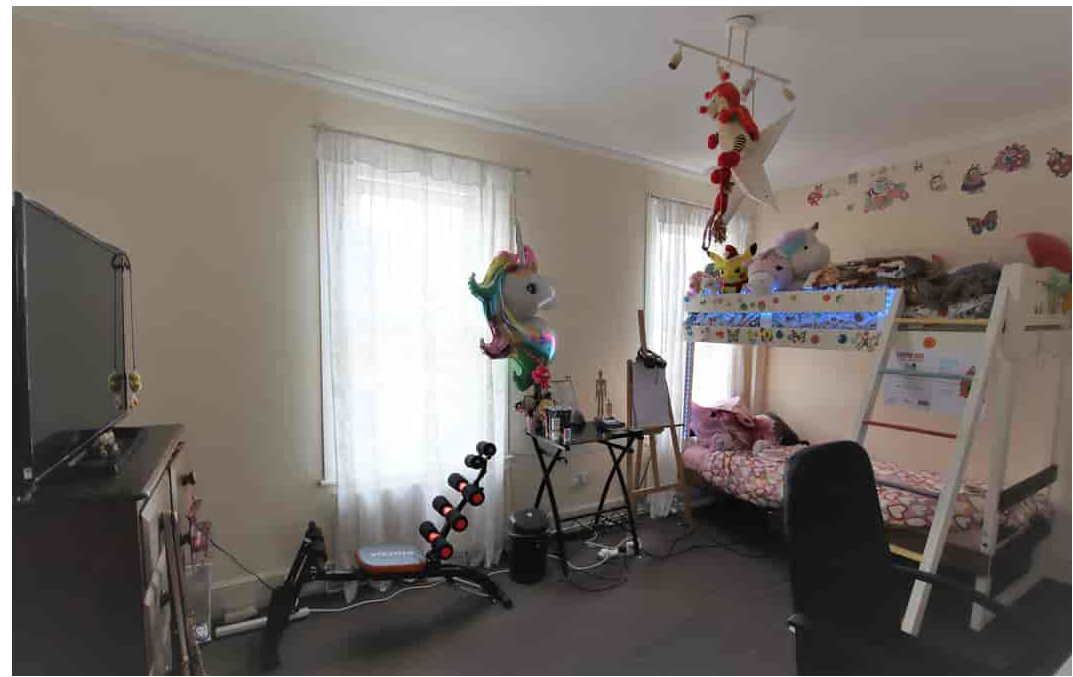
It is not only an ideal home for a growing family, it is also a good opportunity for an investor, as subject to meeting the necessary regulations, due to the amenities provided, it can easily be adapted to be HMO compliant.

Situated at the end of this quiet cu-de-sac in a location which is convenient for Edgware and Canons Park shops and underground, this property has been priced to sell, and we recommend viewing before it is snapped up. and please not that reasonable offers will be considered.









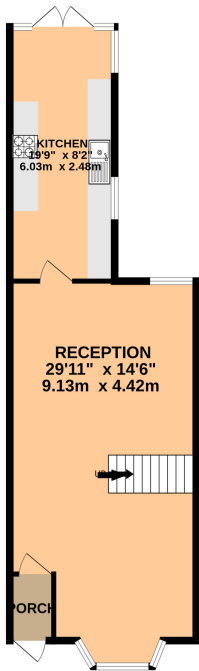
- END OF TERRACE HOUSE
- CLOSE TO TRANSPORT
- TWO RECEPTION ROOMS

- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- THREE SHOWER ROOMS

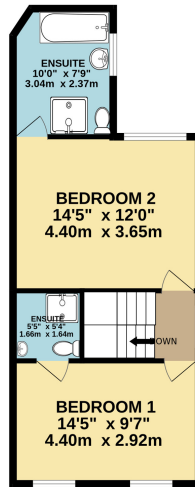
- QUIET LOCATION
- CHARACTER PROPERTY
- CAN BE CONVERTED TO AN HMO, STC



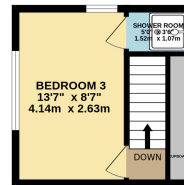
GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR  
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 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.  
Made with Metropix 62023



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Edgware

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