



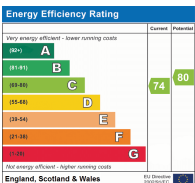
REDUCED

Orange Hill Road, Edgware HA8 0TJ

Mischa & Co are proud to present this 1st floor three bedroom apartment which offers plenty of living space for the family. The property benefits from 2 double bedrooms, 1 large single bedroom, a kitchen, a separate lounge and a section of its own rear garden. Burnt Oak Underground Station (Northern Line), local shops and amenities are within close proximity and can be reached within a short walk. This property would be ideal for either a first-time buyer or even an investor as the rental income would be a minimum of £1700 pcm in today's market. Being sold on a chain free basis.

Lease Term: 215 years from 01/07/1988 (179 years remaining).

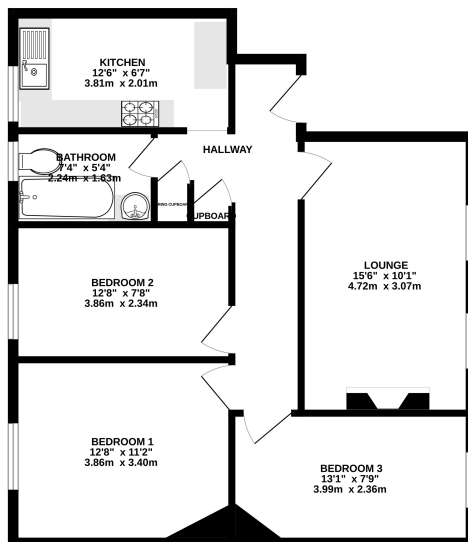
Council Tax Band C (Barnet) & EPC rating C (74).



£349,950 Leasehold

Floorplan

GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA - 669 sq.ft. (62.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, heights, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendors, agents and applicants should have not been tested and no guarantee as to their condition or fitness can be given.
Make safe - Version 10/24



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.

