



**FOR SALE**



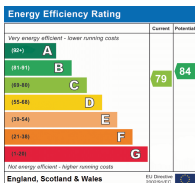
## Lodge Close, Edgware, Greater London HA8

NEW INSTRUCTION – CHAIN-FREE SALE

Located in a desirable and sought-after turning in Edgware, we are pleased to offer this spacious three-bedroom flat to the market, boasting excellent views across the surrounding area and towards Wembley Stadium. Positioned on the second floor of a well-regarded block with lift access, porter service, and secure entry, the property is thoughtfully laid out and offers generous accommodation throughout.

The flat comprises of three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. There is an additional shower room, a separate kitchen, a generously sized reception room, and a separate WC off the hallway. Further features include a private balcony, gas central heating, double-glazed windows, and an allocated parking space.

Please note the property requires full internal modernisation, which is reflected in the realistic asking price. The flat is being sold chain-free and includes a share of the freehold. Early internal viewing is highly recommended.

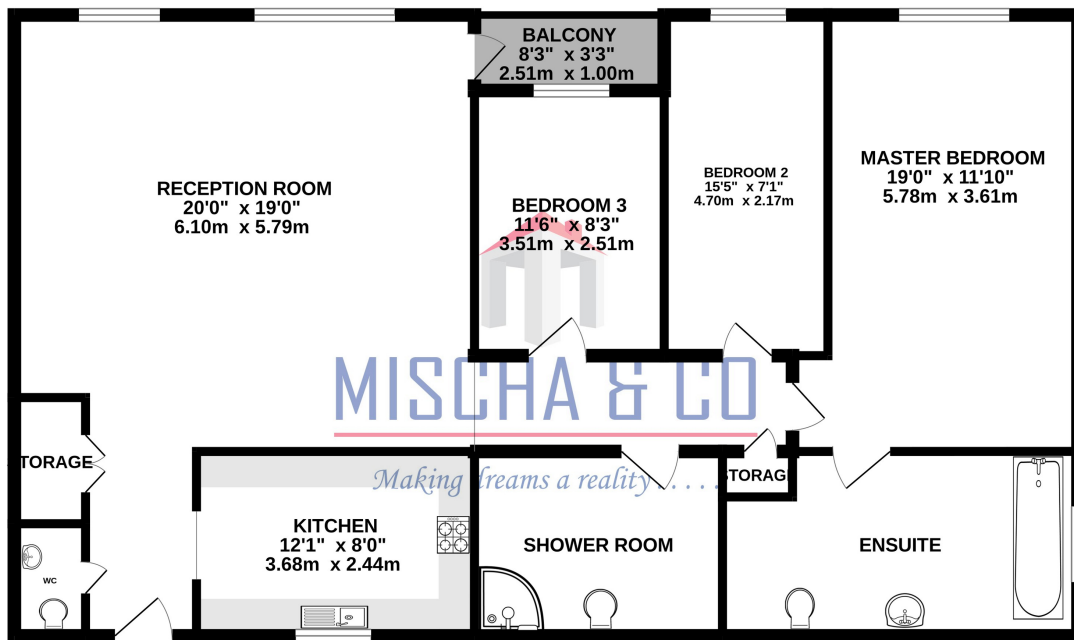


# £480,000 Share of Freehold

4 North Parade, Mollison Way, Edgware, HA8 5QH  
E: [info@mischaandco.com](mailto:info@mischaandco.com) T: 0208 951 5000

# Floorplan

GROUND FLOOR  
1163 sq.ft. (108.0 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.0 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.