



**UNDER OFFER**



## Station Road, Edgware HA8 7AU

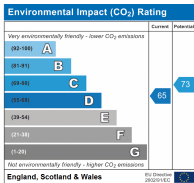
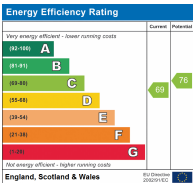
CASH BUYERS ONLY!!!

Measuring at 121 sqm this is certainly one of the largest apartments we have ever listed. A two-bedroom 1st floor property located above a commercial premises. Located within a short walking distance of Edgware Tube Station (Northern Line), Edgware Bus Depot, Broadwalk Shopping Centre, restaurants, and other local amenities. We invite you to see for yourself the true size of this amazing apartment!

Lease Term: 60 Years

Contact Mischa & Co, the Vendor's Sole Agent, today to book your tour!!

Council Tax Band C (Barnet) and EPC Rating C (69)



# £250,000 Leasehold

## Property Details

### Communal Entrance

Side aspect hard wood door, carpeted and general storage cupboard.

### Entrance Hall

Side aspect hard wood door, carpeted, wall mounted lights, picture rail, radiators, power points, general storage cupboard housing electric meter and fuse box.

### Reception

19' 4" x 18' 3" (5.89m x 5.56m) Rear aspect double glazed window, carpeted, spot light ceiling, picture rail, power points and radiators.

### Kitchen

14' 7" x 9' 8" (4.44m x 2.95m) Rear aspect double glazed window, range of eye and base level units, stainless steel sink with mixer tap, plumbing for washing machine, gas cooker point, vinyl flooring, part tiled walls, power points, wall mounted gas meter, general storage cupboard housing wall mounted boiler and hot water cylinder, 2 further general storage cupboards.

### Bedroom One

19' 9" x 15' 3" (6.02m x 4.65m) Front aspect double glazed window, laminated flooring, radiators, telephone point, power point, picture rail and spot light ceiling.

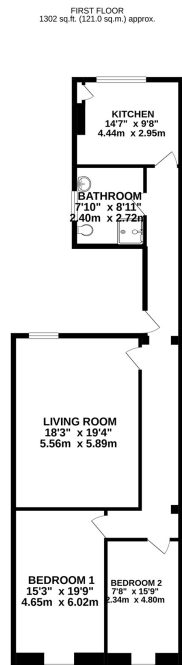
### Bedroom Two

15' 9" x 7' 8" (4.80m x 2.34m) Front aspect double glazed window, carpeted, radiator, telephone point, power points and picture rail.

### Bathroom

Side aspect double glazed frosted window, walk in shower cubicle with power shower, low level WC, hand wash basin mounted on vanity unit, fully tiled floor, part tiled walls and radiator.

## Floorplan



TOTAL FLOOR AREA: 1302 sq ft (121.0 sq.m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustration 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 reliability 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.