



STONE•BUTTERS
RESIDENTIAL



Sterling Avenue, Edgware. HA8 8BP. £325,000 Leasehold

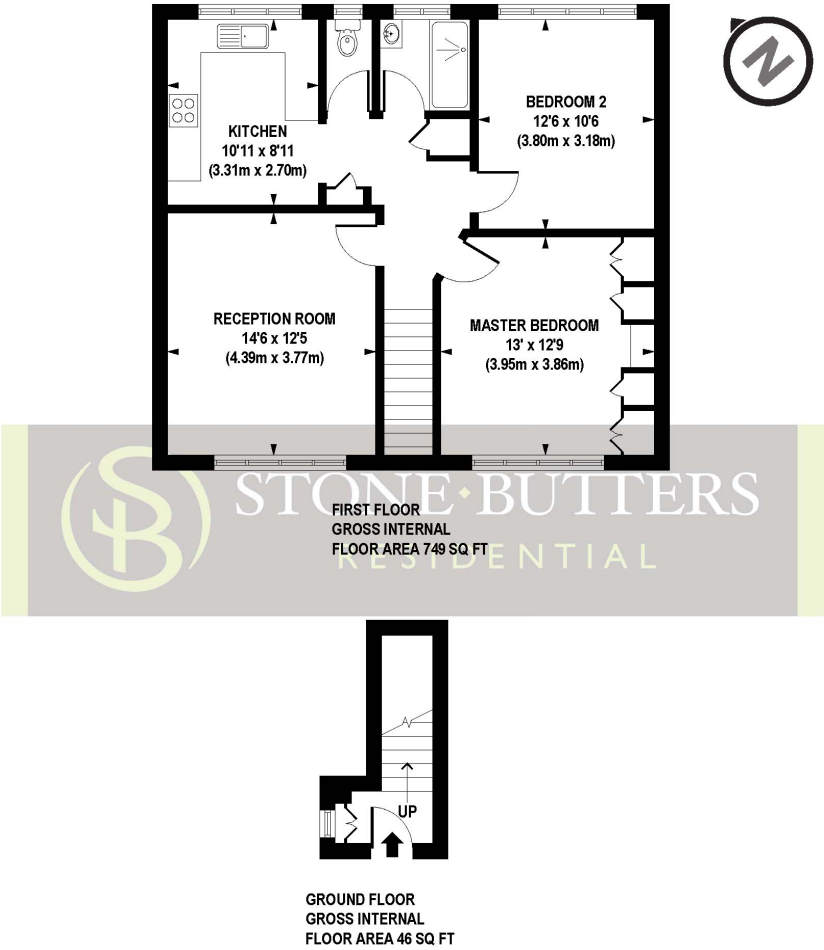
A CHAIN FREE two bedroom ground floor maisonette with private entrance, separate kitchen and living rooms, direct access to communal gardens and a private garage.

Accommodation comprises a welcoming entrance hallway with stairs to the first floor landing, a spacious reception room and a fitted kitchen. The property boasts two double bedrooms, a family shower room and separate WC. Externally, there is a spacious communal gardens.

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- 97 year lease (125 years from 1995)
- Double Glazed
- Shower Room - Separate WC
- Gas Central Heating
- Garage (In Block)
- Spacious Lounge
- No Chain
- Quiet Location



APPROX. GROSS INTERNAL FLOOR AREA 795 sq. ft / 73.86 sq. m

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	