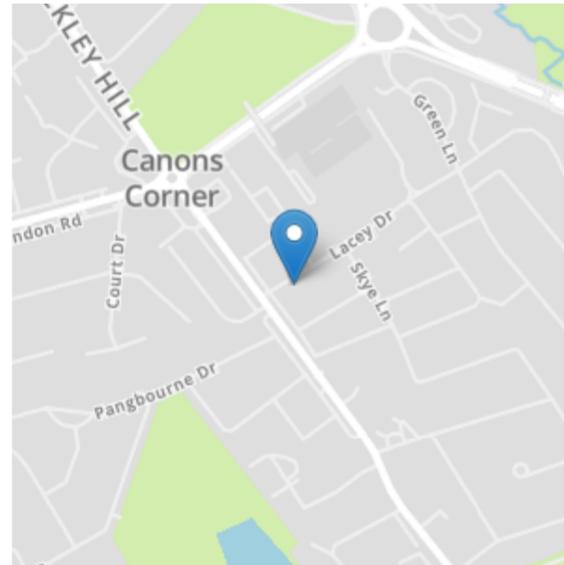


On the Edgware/Stanmore border for easy access to Stanmore underground (Jubilee line) station. Edgware is a popular suburb in North West London situated 30 minutes from the City centre. Principally a shopping and residential area, it has excellent transport links via Edgware's Northern Line underground station and is ideal for drivers with its easy access to the M1 and M25.



**Lacey Drive, Edgware. HA8 8FZ.
£749,950 Leasehold**

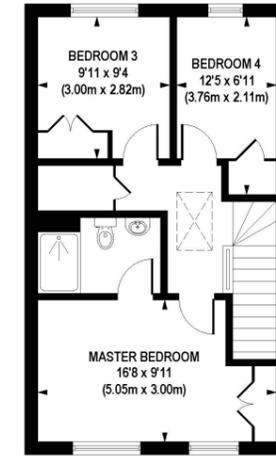
Recently Built 4 Bedroom End Of Terrace Townhouse is offered with high specification throughout and comprises a bright modern fitted kitchen/dining area, utility room, main reception on the 1st floor, additional study on ground floor, two bathrooms (one en-suite), guests cloakroom, reserved off street parking, rear garden and a high level of storage facility throughout including the loft. Located in a highly desirable location on a quiet residential street, just a 2 minute walk from local shops and a 10 minute walk from Stanmore train station. 20 min from Edgware train station.

Currently being sold with a 990+ year lease with the freehold available by separate negotiation.

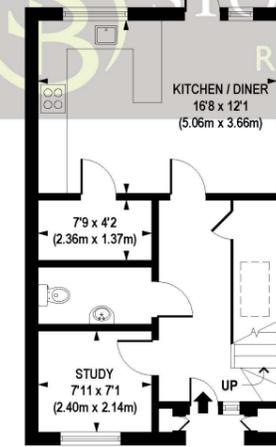
Council Tax Band F - London Borough Of Barnet

- Four Bedroom Town House
- Utility Room
- Two Bathroom (1 En Suite)
- Guests Cloakroom
- First Floor Living Room
- Ground Floor Study

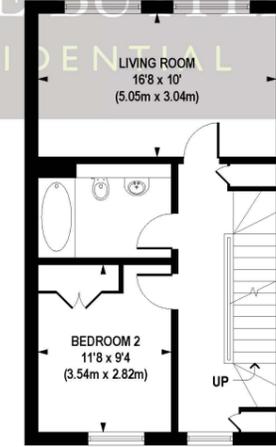
- Modern kitchen with integrated appliances and adjoining dining space
- High Specification Throughout
- Close Proximity to Local Amenities and Transport Links
- Allocated Parking Space
- Internal Viewing Highly Recommended



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 490 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 456 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 482 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1428 sq. ft / 132.66 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.



(Floor plans are not to scale and measurements are given for guidance only)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B		83	
(69-80) C			
(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	