



Heronsgate,
Edgware. HA8 7LD



£450,000

Leasehold

This two double bedroom ground floor maisonette is situated in a quiet close in the heart of Edgware, within easy walking distance of the Northern Line Underground Station, and the area's multitude of shops, restaurants and other local amenities. The property has been completely and superbly refurbished, and is offered with a newly fitted kitchen, which has granite worktops and flooring, and a stunning new fully tiled bathroom. There is also a brand new central heating boiler, dishwasher, washing machine and dryer, all of which carry manufacturer's warranties.

The property also benefits from a good sized private rear garden, and permits for residents' parking bays are available from the local authority.

167 Years Lease. No Service Charges. Peppercorn Ground Rent. Council Tax Band D.





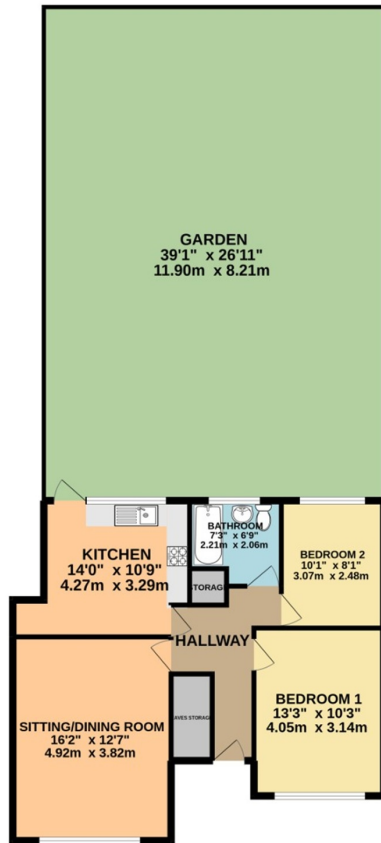


- GROUND FLOOR
- CENTRAL EDGWARE
- SUPERBLY REFURBISHED

- TWO DOUBLE BEDROOMS
- INVESTMENT/FIRST TIME PURCHASE
- QUIET LOCATION

- PRIVATE REAR GARDEN
- RESIDENTS PARKING
- FITTED KITCHEN WITH GRANITE WORKTOPS

GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.4 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Edgware

02086 214 000

office@abcestates.co.uk