



Balmoral Court,
Priory Field Drive,
Edgware. HA8 9QT



£369,950

Leasehold

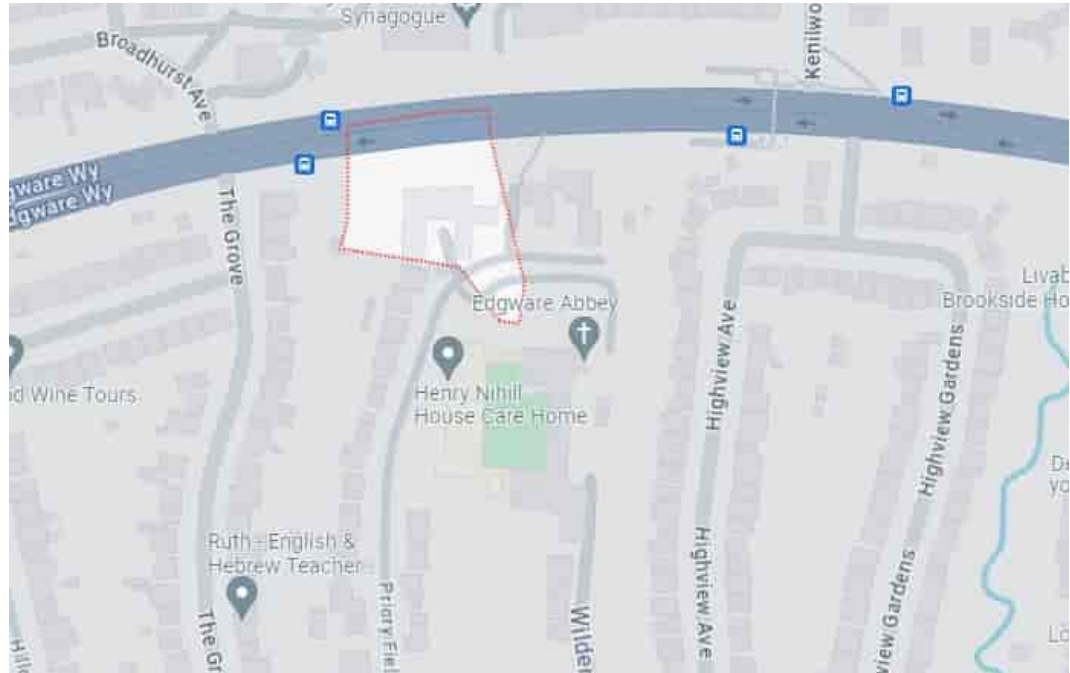
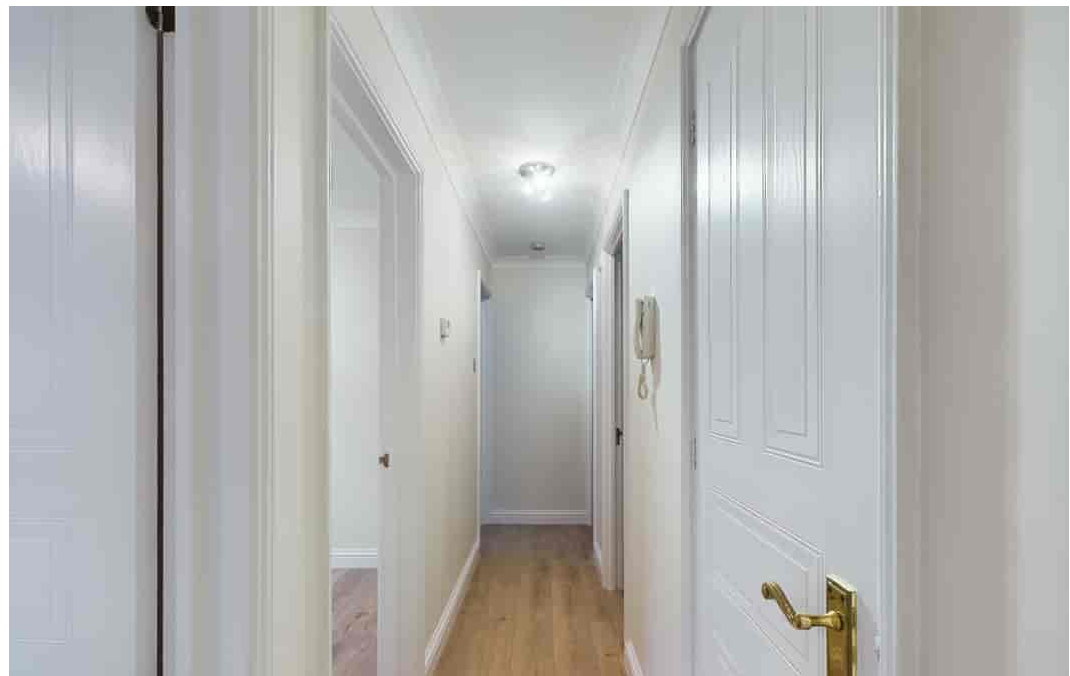
This refurbished two bedroom ground floor flat is located in the popular and prestigious Priory field Drive.

Features include an en-suite shower room, a separate fitted kitchen, off street parking, and communal gardens with a private rear gate to the A41, where a nearby bus stop offers routes to Edgware, Mill Hill and central London.

The flat is bright, fresh, and is ready to move into. We recommend viewing at your earliest convenience.

OVER 950 YEARS LEASE * CHAIN FREE * SOLE AGENTS

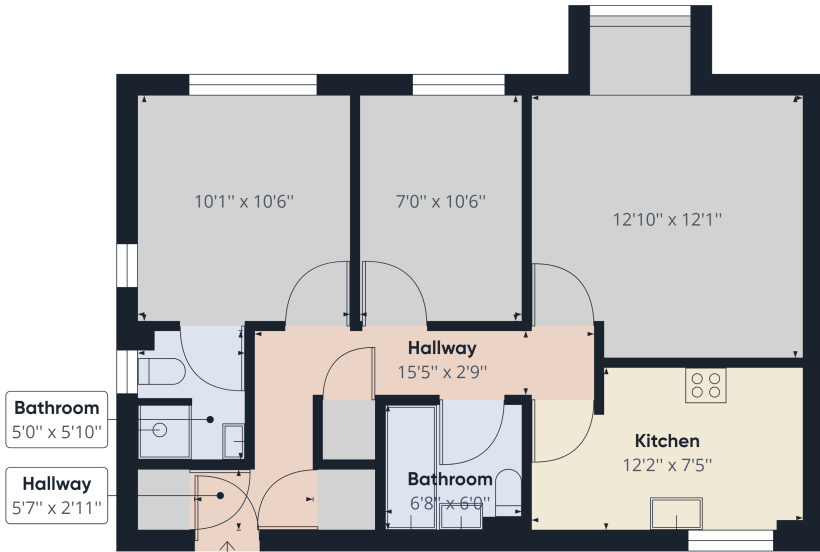




- TWO BEDROOMS
- SEPARATE FITTED KITCHEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

- TWO BATHROOMS
- REFURBISHED
- CHAIN FREE * SOLE AGENT

- OFF STREET PARKING
- COMMUNAL GARDENS
- LONG LEASE



Approximate total area⁽¹⁾
602.08 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(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