



**FOR SALE**



**Scott Road, Edgware, Greater London HA8**

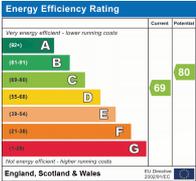
SEEING IS BELIEVING!!

This spacious 2 bedroom 2nd floor purpose built flat is ideally located within close distance to Burnt Oak Station (Northern Line) and Queensbury station (Jubilee Line) as well as local amenities.

The property comprises of a spacious lounge, fitted kitchen, two good sized bedrooms and a 3 piece bathroom. The property is double glazed with electric economy 7 heating system and is being sold on a chain free basis. Ideal for 'first time' buyers and 'buy to let' investors.

The property has the added benefit of allocated car parking through secured gates for one car as well as a playground area for the family.

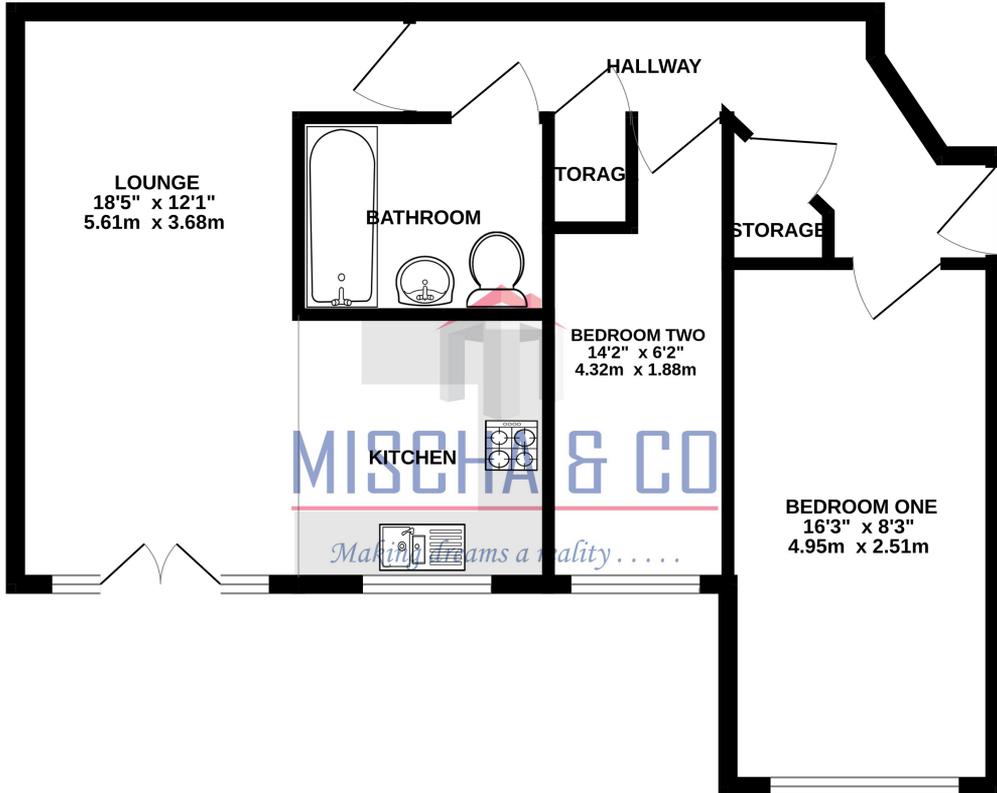
CALL NOW to book your tour!



**Offers in Excess of £274,950 Leasehold**

# Floorplan

572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.2 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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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.

