



UNDER OFFER



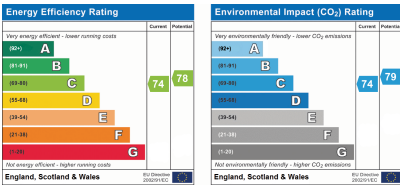
Edgware Way, Edgware HA8 8JS

***** CASH BUYERS ONLY *****

A duplex 1st floor 2 bedroom apartment located above a shop on Mowbray Parade. Situated, to the north of Edgware Town Centre and Stanmore to the west. The property consists of two double bedrooms, reception room, kitchen diner and bathroom. Refurbishment is required throughout making this an ideal for an investor looking to put their mark on the property. Transport options include road links to the A5, M1, local bus routes and Edgware London Underground Station (Northern Line). Shopping amenities are available locally and recreational pursuits can be found at Edgwarebury Park, Hemmings Wood or Mill Hill Golf Club. The lease stands at 58 years and is available chain free.

Call the Vendor's Sole Agent, Mischa & Co, to book your tour!

Council Tax Band C (Barnet) and EPC Rating C (74)



£199,950 Leasehold

Property Details

Porch

Front aspect hard wood door, carpeted and coved ceiling leading to...

Reception

15' 2" x 13' 7" (4.62m x 4.14m) at max. Front aspect hard wood door, front aspect double glazed window, carpeted, radiator, power points, coved ceiling, under stairs storage housing fuse box and electric meter.

Kitchen/Diner

15' 8" x 12' 1" (4.78m x 3.68m) Rear aspect double glazed door, rear aspect double glazed window, range of eye and base level units, stainless steel sink with mixer tap, gas cooker point, wall mounted boiler, plumbing for washing machine, space for fridge freezer, part tiled walls, part vinyl part carpeted flooring, radiator, power points and telephone point.

Bedroom One

13' 7" x 14' 10" (4.14m x 4.52m) Front aspect double glazed window, carpeted, fitted wardrobes, radiator, power points and telephone point.

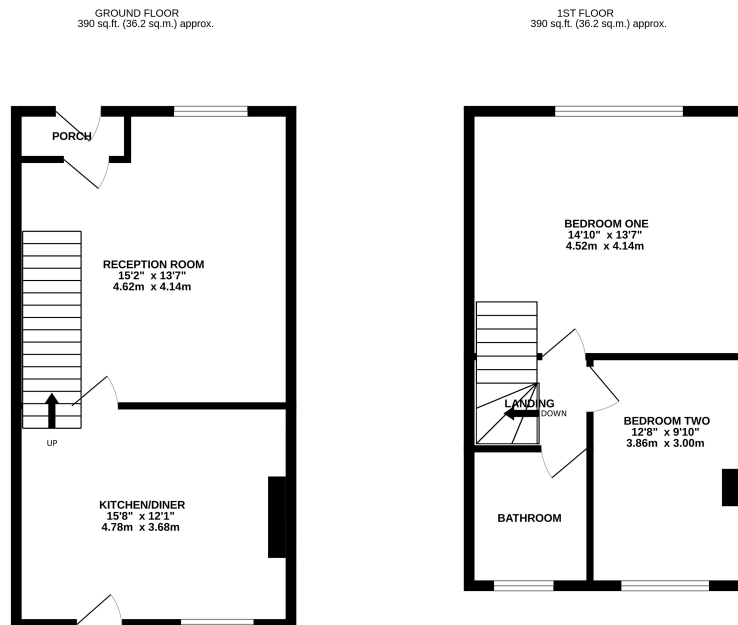
Bedroom Two

12' 8" x 9' 10" (3.86m x 3.00m) Rear aspect double glazed window, carpeted, radiator and power points.

Bathroom

Rear aspect double glazed frosted window, panel enclosed bath with mixer tap and shower attachment, hand wash pedestal basin, low level WC, part tiled walls and carpeted, general storage cupboard housing hot water cylinder.

Floorplan



TOTAL FLOOR AREA: 779 sq.ft. (72.4 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. The plan is for illustrative purposes only and should be read in each by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability 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.

