



**FOR SALE**



## Ballota Court, Fortune Avenue, EDGWARE HA8

\*\*\*NEW INSTRUCTION\*\*\*

SPACIOUS 2 bedroom with 2 bathroom second floor flat located in this popular development in Edgware. The property is well presented to a high standard and offers decent living accommodation in both bedrooms and reception room. Ballota Court comes with a secure and allocated underground parking space, elevator lift to all floors, short walking distance to all local amenities including shops and transport links.

Call NOW to book your tour!!

Energy Efficiency Rating	
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (49-54)	
F (41-48)	
G (35-40)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Standard (Directive 2002/91/EC)

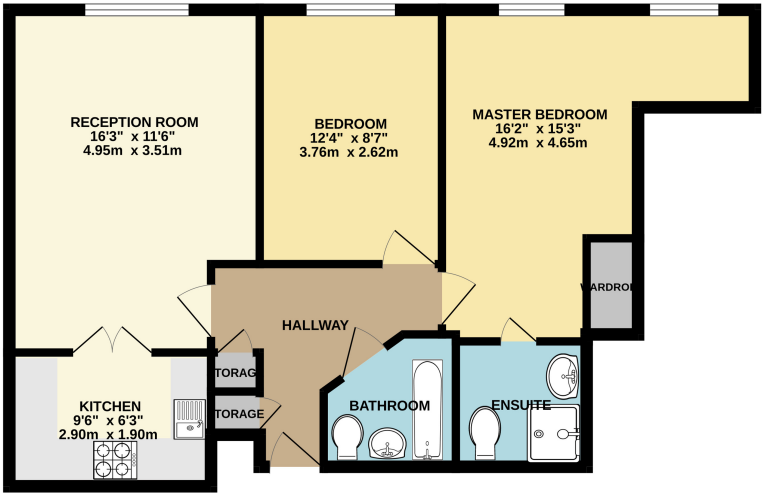
## Offers in Excess of £300,000 Leasehold

4 North Parade, Mollison Way, Edgware, HA8 5QH  
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- Lounge (Reception)
- Kitchen
- Bedroom One
- En Suite
- Bedroom Two
- Bathroom

Floorplan

GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.7 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.

