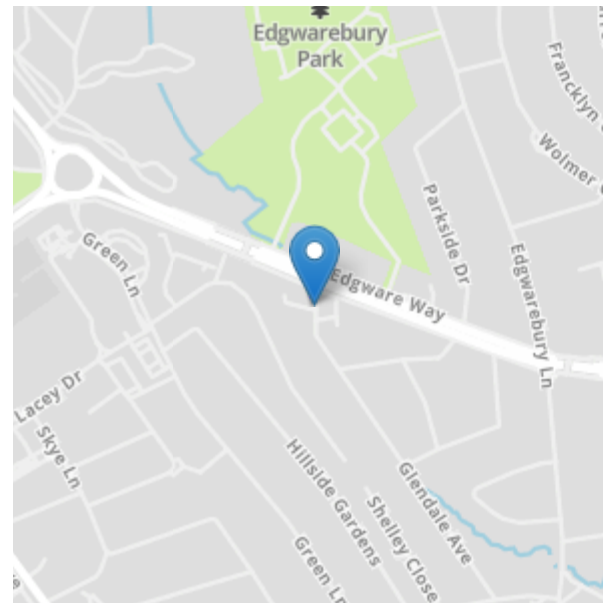


This property is located in Edgware allowing ease of access into central London and tons of local amenities, well-established eateries, highly regarded schools. With tube links into central London and close by are access to the motorway.

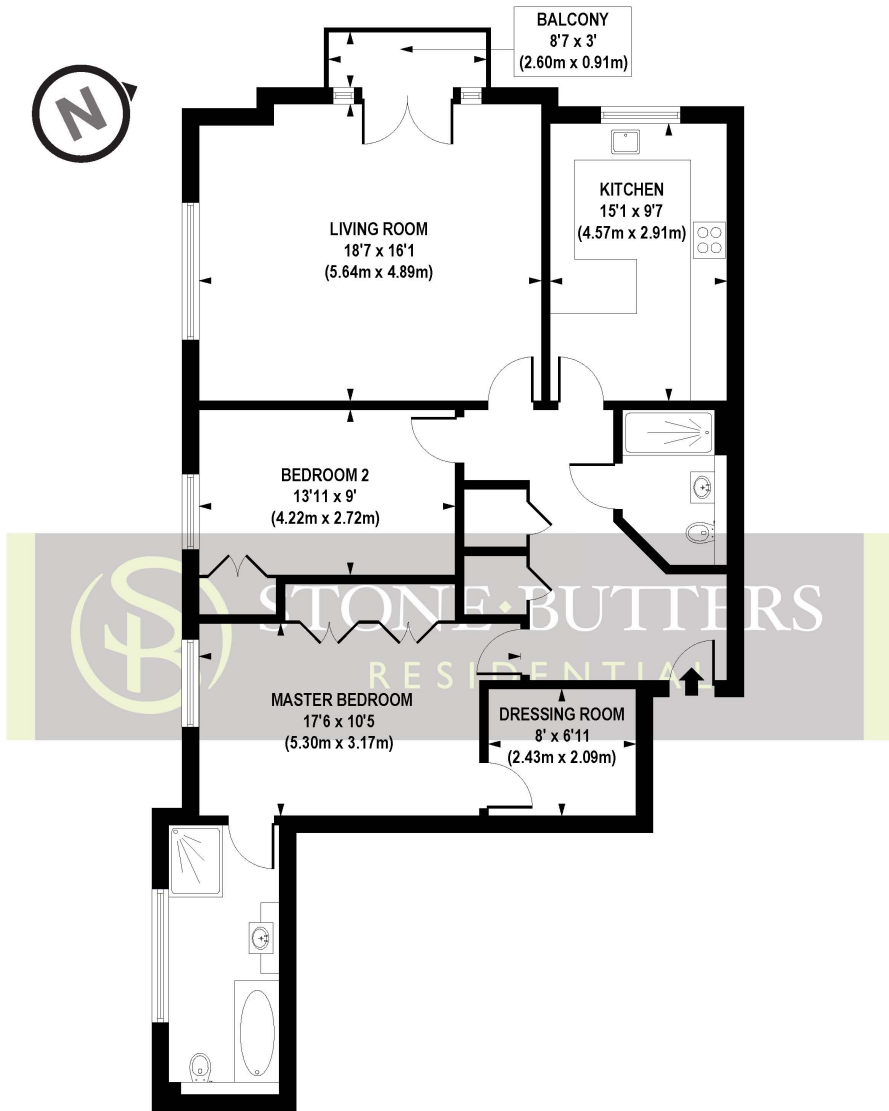


Compass Close, Edgware. HA8 8HU. £625,000 Leasehold

A Spacious Second Floor Apartment in well maintained communal gardens, located in the heart of Edgware and built by highly renowned developers "Banner Homes".

The property is approached via a gated entrance with stairs & lift leading to the first floor leading to a welcoming hallway, the modern kitchen fitted with integral appliances and has an eating area. The property benefits from a generously sized lounge/diner with a balcony. Two double bedrooms, 2 bathrooms with main bedroom having a dressing room. Both bathrooms are modern. Allocated parking space in gated underground car park plus visitor parking within the development.

- Underground Secure Parking
 - Spacious Lounge/Diner
 - Lift
 - Gated Entrance
- Main Bedroom En Suite Dressing room & Bathroom
 - Luxury Kitchen/Breakfast Room
 - Entryphone System



THIRD FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1137 sq. ft / 105.61 sq. m

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CPCREATIVE
PROPERTY MARKETING

(Floor plans are not to scale and measurements are given for guidance only)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	