



**FOR SALE**



## Warren Way, Edgware HA8 5RB

A 1st floor 2 bedroom apartment is offered in great condition throughout and chain free. The property benefits from a

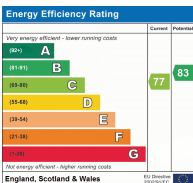
gated and secure allocated parking space for one vehicle, and is conveniently located close to local amenities such as shops, restaurants, banks, and various transport links such as Burnt Oak Station (Northern Line) & Queensbury Station (Jubilee Line).

Currently let at £1650 pcm and can be sold with or without the current tenants.

Council Tax Band C (Harrow) & EPC rating C (77).

Lease Term: 150 years from 1/12/2005 - 132 years remaining.

PLEASE NOTE THAT THIS PROPERTY IS BEING SOLD BY A MEMBER OF OUR STAFF

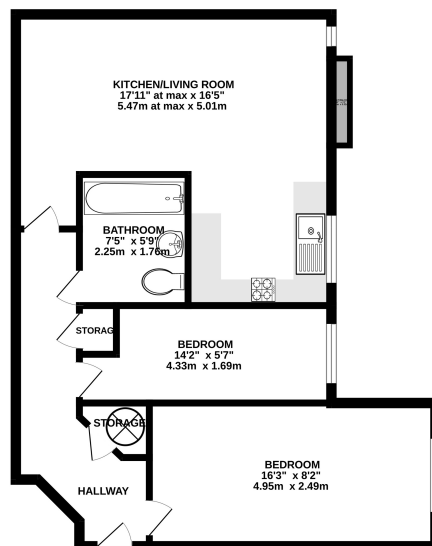


# £324,950 Leasehold

4 North Parade, Mollison Way, Edgware, HA8 5QH  
E: info@mischaandco.com T: 0208 951 5000

# Floorplan

1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 576 sq.ft. (53.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, elevations, views 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 vendor, agent and applicable laws have not been tested and no guarantee is given as to their condition or accuracy, only as given.  
Made with Metriplex C2024



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.

