

PETERMANS
LOCAL PROPERTY EXPERTS



Leamington House, Stonegrove, Edgware £550,000 Leasehold

- Two Bedroom, Two Bathroom First Floor Flat
- Spacious Reception Room With Access To Balcony
- Fitted Kitchen
- En-Suite Bathroom To Master Bedroom
- Separate Bathroom
- Communal Gardens
- Garage In Block
- Sought After Location
- Long Lease
- 940 Sq Ft

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ
t: 020 8958 5040 e: edgware@petermans.co.uk w: www.petermans.co.uk



Petermans for themselves and for the vendors or lessors of this property for whom they act, give notice that i) these particulars are a general outline only, for the guidance or prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Petermans cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation; and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact, and must satisfy themselves as to their accuracy, iii) no employee of Petermans has any authority to make or give any or representation or warranty or enter into any contract whatever in relation to the property, iv) rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition, and v) Petermans will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



This purpose built 2 bedroom, 2 bathroom first floor apartment is conveniently located on Stonegrove with easy access to Edgware Station, places of worship and shops.

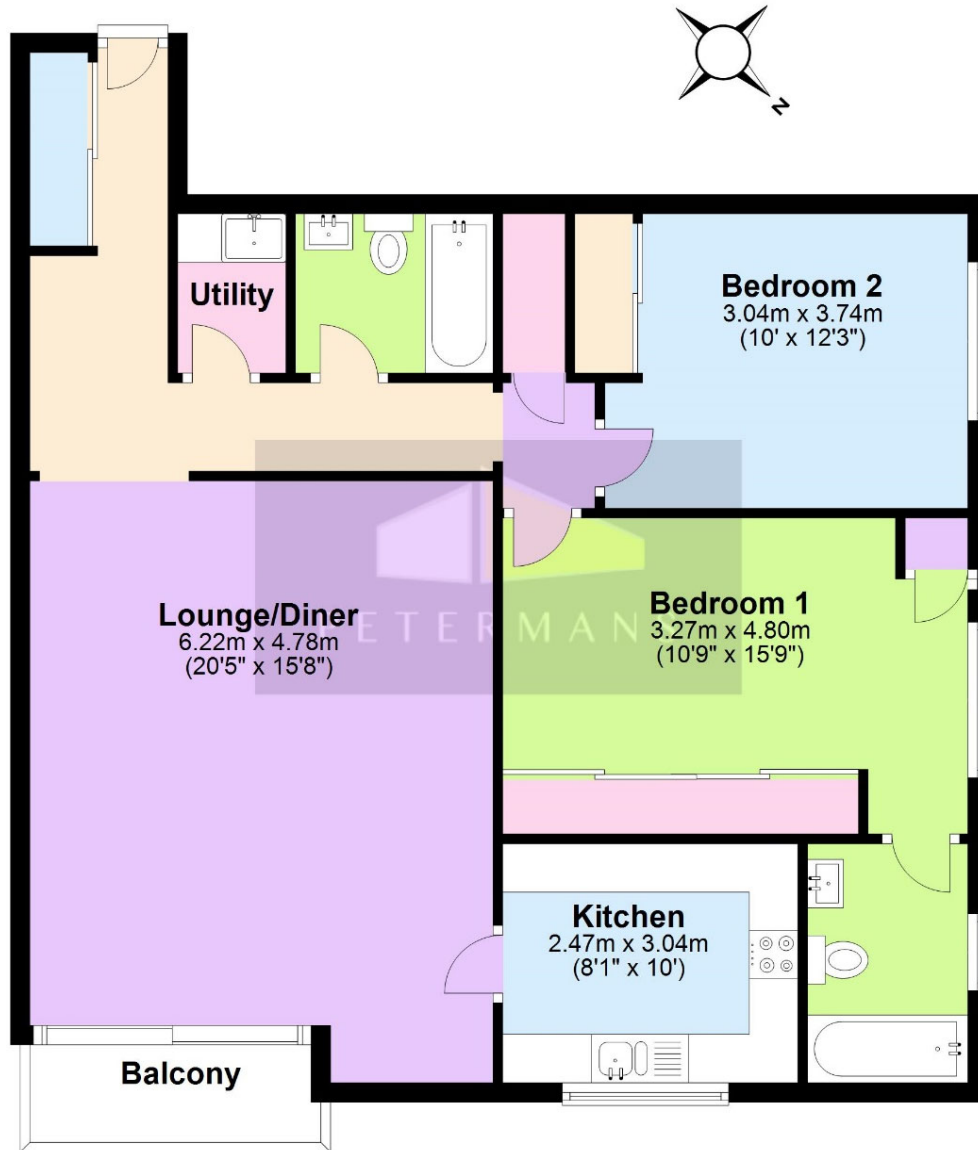


The property comprises of a spacious reception room with doors leading out onto a private balcony at the front of the block, fitted kitchen, bathroom, master bedroom with en-suite bathroom. There is also a garage to the rear of the block and communal gardens.



First Floor

Approx. 87.3 sq. metres (939.7 sq. feet)



Total area: approx. 87.3 sq. metres (939.7 sq. feet)

VIEWING STRICTLY BY APPOINTMENT ONLY.

PETERMANS TEL: 020 8958 5040 Please Note That The Gas And Electric Appliances Have Not Been Tested To Ensure That They Are In Working Order. All Measurements Are Taken With A Laser Tape Measure And Therefore Subject To Some Variation. We Recommend Any Potential Purchaser Checks These For Themselves To Confirm Their Accuracy

Price:	£550,000
Tenure:	Leasehold
Beds:	2
Baths:	2
Reception Rooms:	1
Total Sq Ft:	940
Council Tax Band:	Band E in Harrow
EPC Rating:	Band C
Service Charge:	£3,486 per annum
Ground Rent:	£75 per annum
Lease Length:	137 years

Distance to:
Edgware Station: 0.6 Miles
Stanmore Station: 1.0 Miles

