



Lodge Close, Canons Drive, Edgware, £475,000 Share Of Freehold

- Spacious 3 Bedroom, 2 Bathroom, Second Floor, Luxury Apartment
- Largest Style Flat In The Block
- Spacious Reception Room With Access To Private Balcony
- En-Suite Bathroom To Master Bedroom
- Bathroom
- Secure Parking
- Lift In Block
- Chain Free
- 1,254 Sq Ft









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Situated within this highly prestigious and extremely sought after location on Canons Drive, we are delighted to offer the largest style flat in block with three bedrooms, 2 bathroom, on the second floor of this purpose built block.







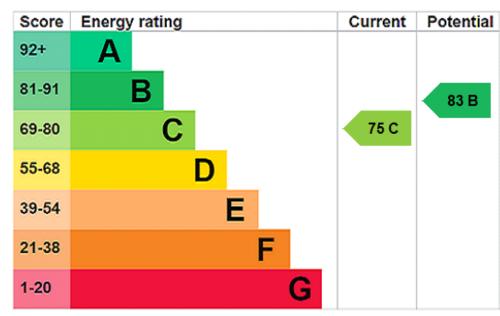
The property comprises a larger style kitchen, spacious L shaped reception room with access to private balcony, 3 bedrooms with en-suite, family bathroom, video entry phone and secure parking.

The property is offered chain free and viewing is highly recommended.









Second Floor Approx. 116.7 sq. metres (1255.8 sq. feet) 4.93m x 5.86m (16'2" x 19'3") Bedroom 2 2.46m x 4.93m (8'1" x 16'2") Balcon **Bedroom 3** 2.25m x 3.66m (7'5" x 12') Lounge/Dining Room 6.24m x 7.82m (20'6" x 25'8")

Total area: approx. 116.7 sq. metres (1255.8 sq. feet)

Kitchen 2.47m x 4.25m (8'1" x 13'11") Entrance Hall

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: £475,000

Tenure: Share Of Freehold

Beds: 3

Baths: 2

Reception Rooms: 1

Total Sq Ft: 1,254

Council Tax Band: Band F in Harrow

EPC Rating: C

Service Charge: £6,283 per annum

Lease Length: 980 years remaining

Distance to:

Edgware Station: 0.5 Miles Stanmore Station: 1.4 Miles

