

PETERMANS
LOCAL PROPERTY EXPERTS



Eaton Court,
Edgware Way
Edgware
£330,000
Share Of Freehold

- Two Bedroom, Second Floor Apartment In Warden Assisted Block
- Fully refurbished
- Bright Reception Room With Access To Enclosed Balcony
- Fitted Kitchen
- En-Suite Bathroom
- Separate Shower Room
- New Double Glazing
- Communal Lounge Area
- Chain Free
- 749 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



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We are pleased to offer this well presented two-bedroom, second floor apartment within a warden-assisted development, which has been completely refurbished. Located in a highly sought-after area, the property enjoys convenient access to central Edgware, a range of local shops, and nearby places of worship. The apartment is offered chain free.

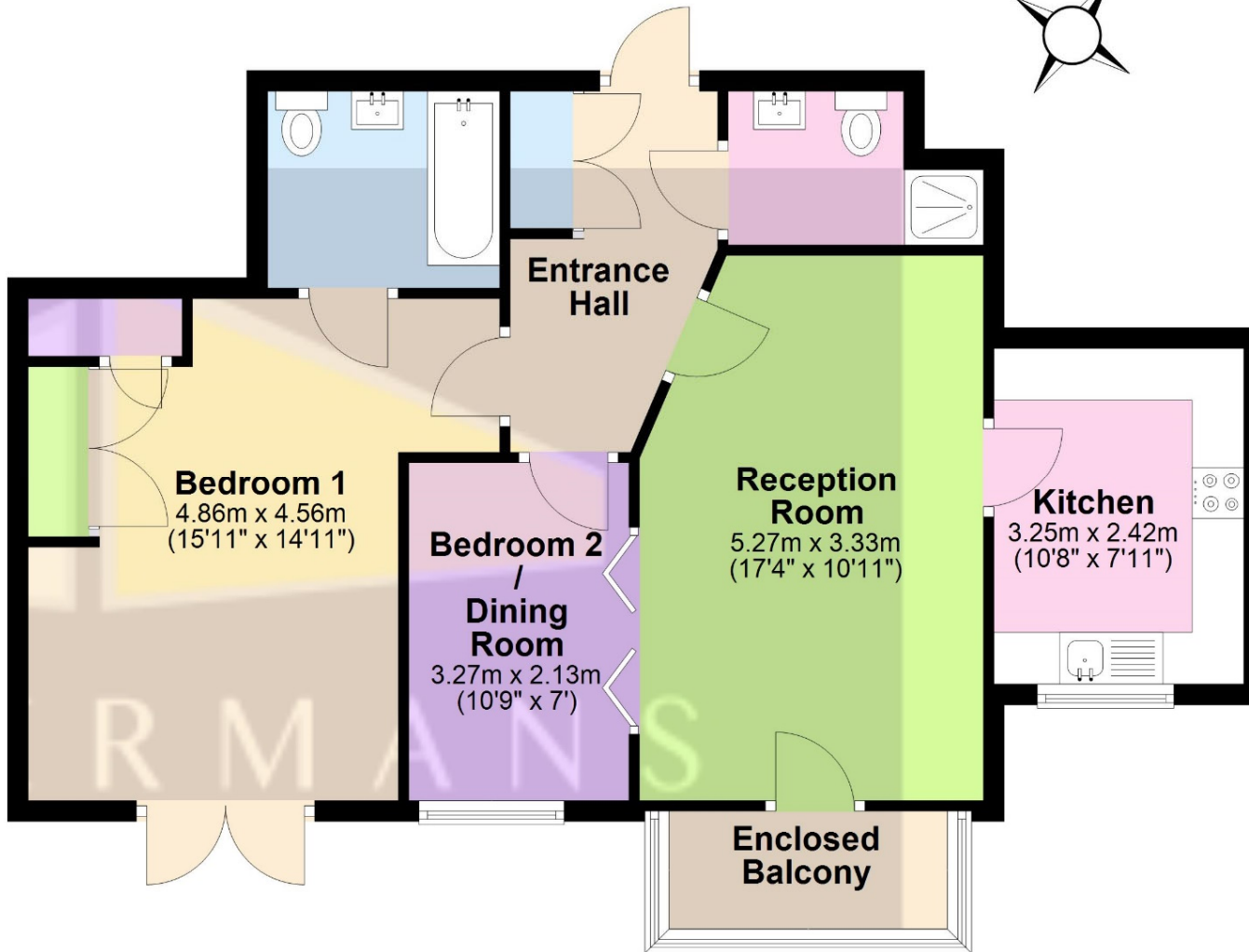


The property offers a bright reception room with access to the fitted kitchen and private, enclosed balcony at the front of the building. There is a second bedroom featuring folding doors opening into the reception room, currently arranged as a dining room. The accommodation is completed by an en-suite bathroom to the primary bedroom and a separate shower room. There is also access to a fully boarded loft for extra storage. Residents also benefit from a communal lounge, hairdressers room and kitchen, landscaped communal gardens, and 24-hour warden assistance.



Second Floor

Approx. 69.6 sq. metres (749.6 sq. feet)



Total area: approx. 69.6 sq. metres (749.6 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

Guide Price:	£330,000
Tenure:	Share Of Freehold
Beds:	2
Baths:	2
Reception Rooms:	1
Total Sq Ft:	749
Council Tax Band:	Band E in Barnet
EPC Rating:	Band D
Service Charge:	£3,520 per annum
Ground Rent:	NA
Lease Length:	995 Years

Distance to:	
Edgware Station:	0.7 Miles
Stanmore Station:	1.1 Miles

