

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

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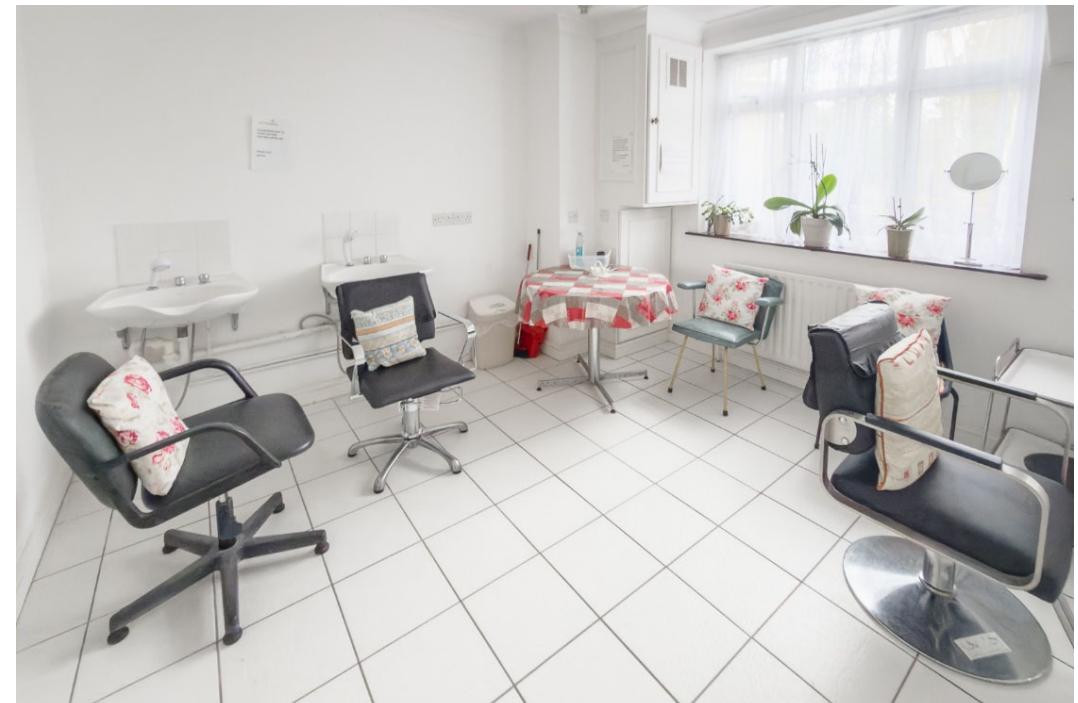




We are pleased to offer this well presented two-bedroom, second floor apartment within a warden-assisted development, which has been completely refurbished. Located in a highly sought-after area, the property enjoys convenient access to central Edgware, a range of local shops, and nearby places of worship.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

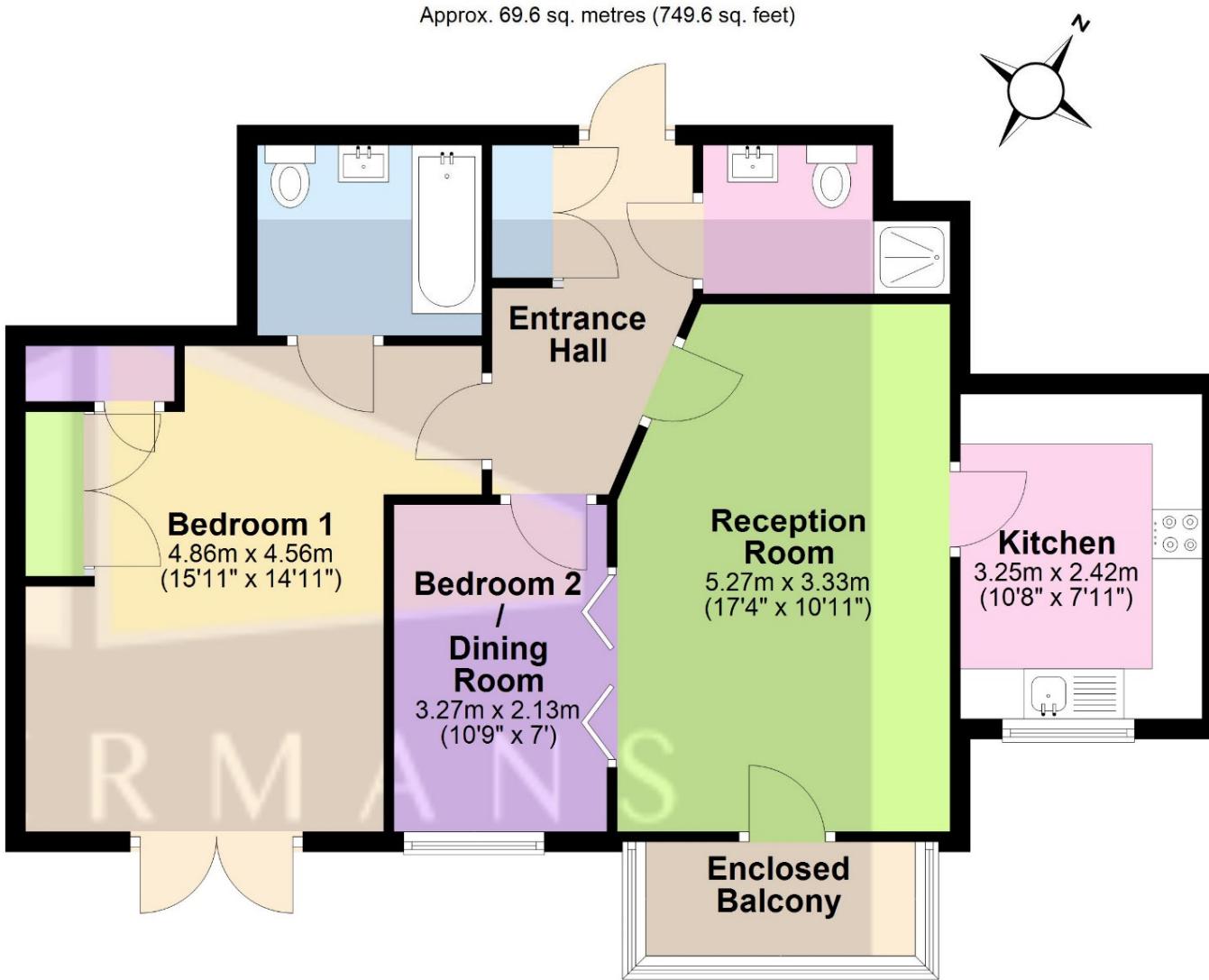


The property offers a bright reception room with access to the fitted kitchen and private, enclosed balcony at the front of the building. There is a second bedroom featuring folding doors opening into the reception room, currently arranged as a dining room. The accommodation is completed by an en-suite 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

