

PETERMANS
LOCAL PROPERTY EXPERTS



**Berkeley Court,
Hale Lane, Edgware
£449,950
Share Of Freehold**

- Second Floor Two Bedroom, Two Bathroom Apartment
- Spacious & Bright Reception Room With Access To Balcony
- Fitted Kitchen
- En-Suite Shower room To Master Bedroom
- Separate Bathroom
- Highly Sought After Central Location
- Garage In Block
- Lift In Block
- 1,017 Sq Ft

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NORTH-LONDON
HOSPICE



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We are delighted to offer this spacious 2 bedroom, 2 bathroom apartment on the second floor of this prestigious block in the heart of Edgware. Located adjacent to the library the block provides amazing access to local shops, station and places of worship.

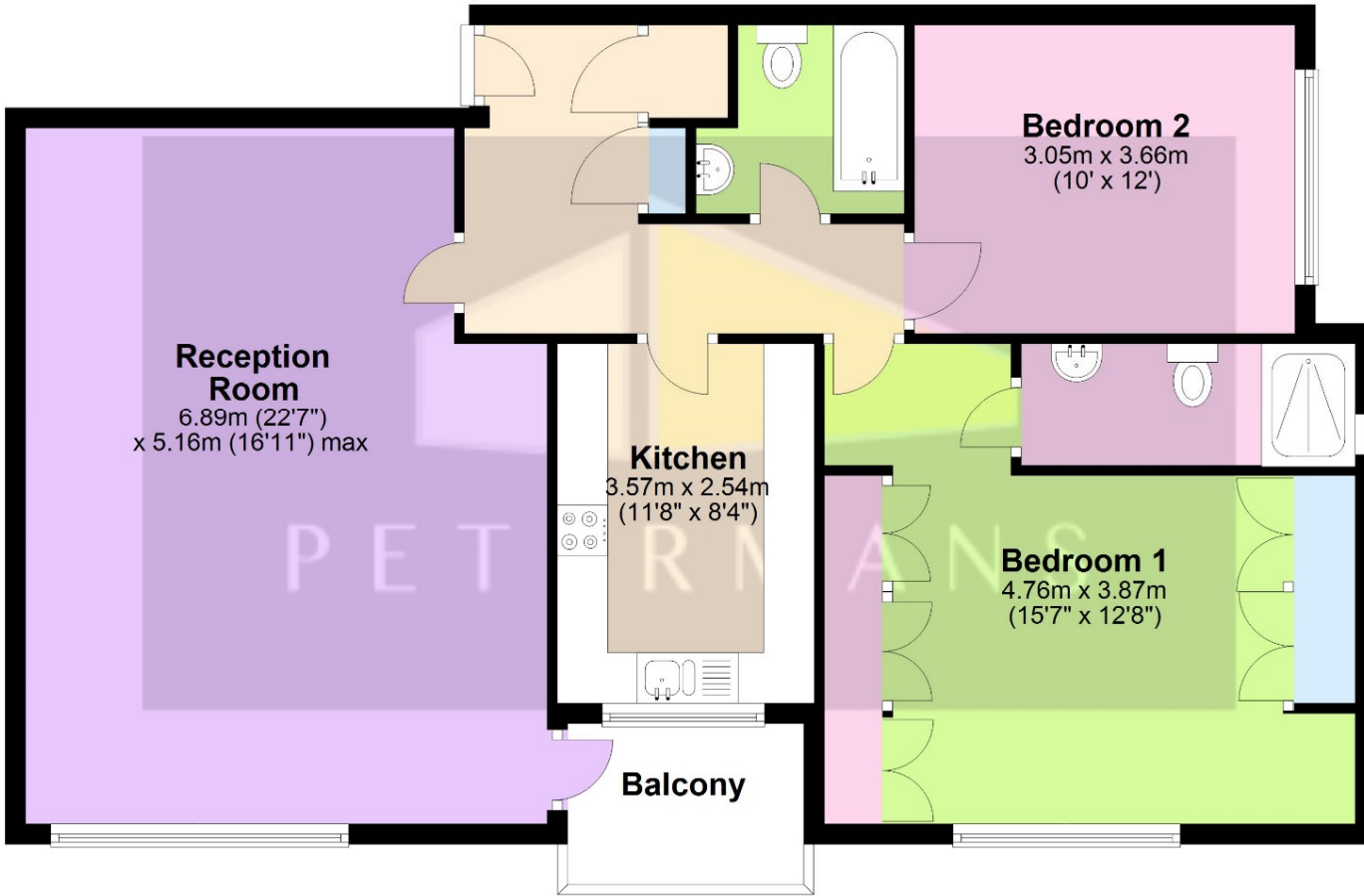


The property comprises a hallway with access to a large storage cupboard, large lounge with access to balcony, fitted kitchen, master bedroom with en-suite shower room and a separate bathroom. There are also communal gardens and there is a garage in the block to the rear.



Second Floor

Approx. 94.5 sq. metres (1017.1 sq. feet)

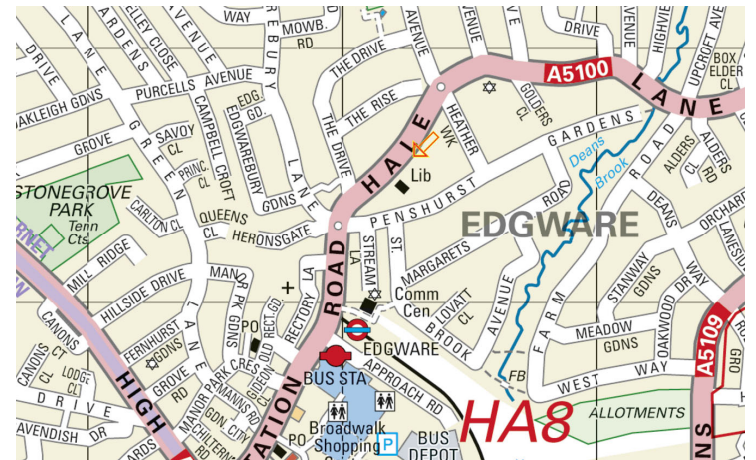


Total area: approx. 94.5 sq. metres (1017.1 sq. feet)

Price: £449,950
Tenure: Share Of Freehold
Beds: 2
Baths: 2
Reception Rooms: 1
Total Sq Ft: 1,017
Council Tax Band: Band E in Barnet
EPC Rating: D

Service Charge: £3,600 Per Annum
Additional one-off charge of £1,676 for the year of 2026
Ground Rent: NA
Lease Length: Share Of Freehold

Distance to:
Edgware Station: 0.3 Miles
Mill Hill Station: 1.3 Miles



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