

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

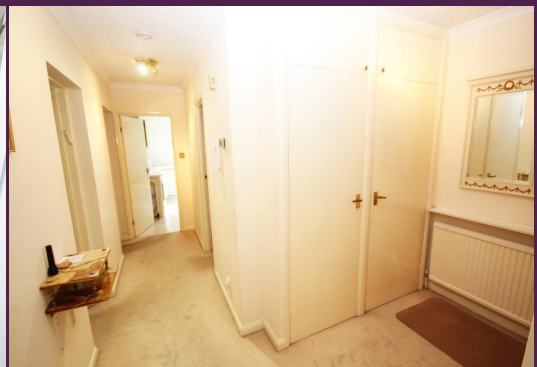


## Hale Lane, Edgware

2 Bed Flat

Council tax band: E Tenure: Share of Freehold

**£499,950** STC  
**FOR SALE**



297 Hale Lane  
Edgware  
Middlesex  
HA8 7AX

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Company No: 9632012

VAT Reg. No: 217 0421 50

Registered Address: 297 Hale Lane, Edgware, Middlesex, HA8 7AX



The floor plan shows a 3-bedroom apartment with a garage and lounge. The layout includes:

- BEDROOM 1:** 5.05m x 4.74m (16'7" x 15'7")
- BEDROOM 2:** 3.53m x 2.57m (11'7" x 8'5")
- BEDROOM 3:** 3.41m x 3.97m (11'2" x 13'0")
- BATHROOM:** 2.91m x 2.45m (9'7" x 8'0")
- KITCHEN:** 3.41m x 3.97m (11'2" x 13'0")
- LOUNGE:** 8.07m x 5.52m (26'6" x 18'1")
- GARAGE:** 2.91m x 0.85m (9'7" x 2'9")
- HALLWAY:** 3.41m x 4.37m (11'2" x 14'4")
- ENSUITE:** 1.27m x 3.45m (4'9" x 11'3")
- BALCONY:** 1.52m x 2.57m (5'0" x 8'5")

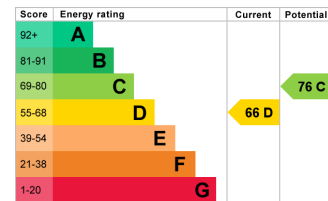
The plan also features a central hallway, a bathroom, and a kitchen. The apartment is located on the 1st floor of a 3-story building, as indicated by the '1st floor' label in the top right corner. The 'grove residential' logo is visible in the bottom right corner.

TOTAL FLOOR AREA : 97.84 sq. m. ( 1063.13 sq. ft. ) approx.



- 2 Bedrooms Ground Floor Flat
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Ensuite + Family Bathroom
- Share Of Freehold
- 2 Private Parking Spaces

A highly desirable luxury 2 bedroom ground floor apartment for sale in this well located flat next to Edgware Library in central Edgware. The property has the benefit of a large eat in' Kitchen/Breakfast Room and ensuite plus two private parking spaces. With a share of freehold this terrific flat is an ideal purchase. View Now to



The particulars have been prepared with all due care and attention, for the convenience of intending purchasers/tenants. Their accuracy is not guaranteed and they do not form any part of a contract. Purchasers/tenants should check by inspection the accuracy of the particulars prior to signing a contract.