



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	72 C
39-54	E		
21-38	F		
1-20	G		

## Berkeley Court, Edgware

2 Bed Apartment

Council tax band: E Tenure: Share of Freehold

Offers in Excess of **£450,000** STC  
**FOR SALE**



297 Hale Lane  
Edgware  
Middlesex  
HA8 7AX

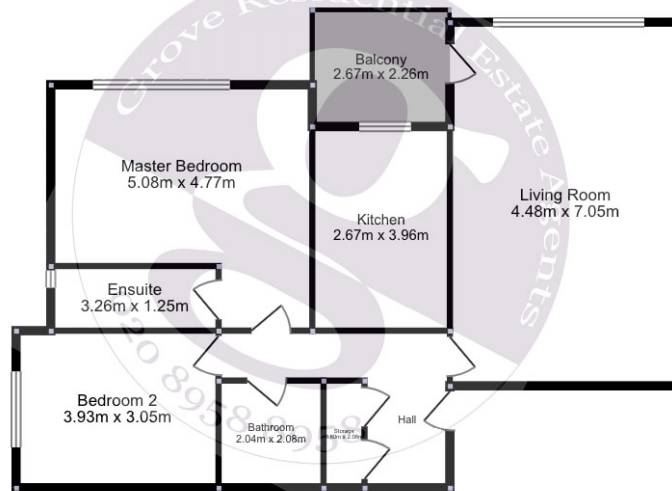
t: 020 8958 8958  
f: 020 8958 2300  
e: [info@groveresidential.co.uk](mailto:info@groveresidential.co.uk)  
w: [www.groveresidential.co.uk](http://www.groveresidential.co.uk)

Company No: 9632012 VAT Reg. No: 217 0421 50  
Registered Address: 297 Hale Lane, Edgware, Middlesex, HA8 7AX





Total Floor Area  
92.04m<sup>2</sup>



This floorplan has been prepared with all due care and attention, by Grove Residential for the convenience of intending buyers/tenants. Its accuracy is not guaranteed and it does not form any part of a contract. Purchasers/tenants should check by inspection its accuracy prior to signing a contract.

## Key Features

- Luxury 2 Bedroom (2nd floor) Apartment
- Lift Access
- Lounge/Dining Room
- Separate Kitchen
- 2 Bathrooms (1 ensuite)
- Share of Freehold

## Summary

A highly desirable 2 bedroom 2 bathroom luxury size apartment, with lift access set in central Edgware within the Eruv and steps away from Hale Lane's shops. Offering larger than average rooms throughout, the property benefits from a private balcony, garage en block and a communal gardens. Share of Freehold. Chain Free. View now

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