



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## Stonegrove, Edgware

2 Bed Apartment

Council tax band: D Tenure: Share of Freehold

**£425,000** STC  
**FOR SALE**



**grove**  
residential

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 Property  
Ombudsman

 **APPROVED CODE**  
TRADINGSTANDARDS.GOV.UK

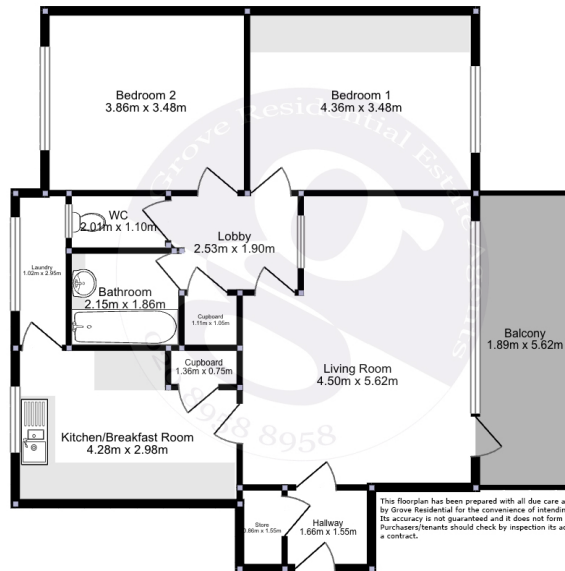
 **PROTECTED**

 **PROTECTED**



Total Floor Area  
83.16m<sup>2</sup>

#### Ground Floor



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

- Ground Floor Spacious Apartment
- 2 Double Bedrooms
- Share of freehold
- Balcony & Communal Gardens
- Eat In Kitchen/Breakfast Room
- Lounge/Dining Room

### Summary

A fabulous ground floor 2 Bedroom apartment located within walking distance to Stanmore & Edgware stations. Offering generous living space and an eat in kitchen/breakfast room. With the added benefit of a share of freehold and thus no ground rent this is an ideal purchase.

Tenure: Share of Freehold 999 year lease from june

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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.



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