



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Leamington house, Stonegrove, Edgware

2 Bed Apartment

Council tax band: D Tenure: Share of Freehold

Offers in Excess of **£400,000** STC
FOR SALE





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Edgware f: 020 8958 2300
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HA8 7AX w: www.groveresidential.co.uk

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



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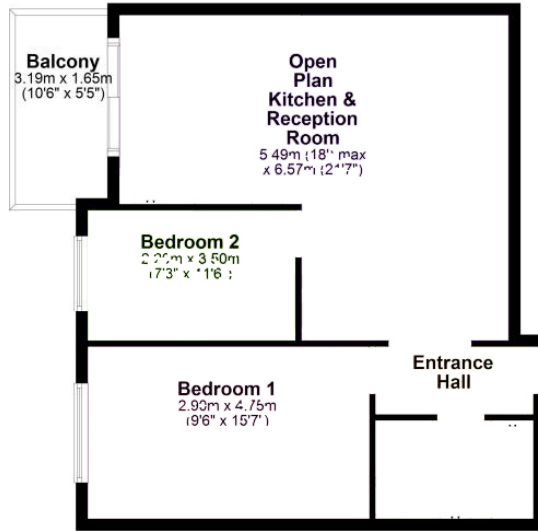
PROTECTED

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.



First Floor

Approx. 59.7 sq. metres (643.0 sq. feet)



Total area: approx. 59.7 sq. metres (643.0 sq. feet)

Key Features

- 2 Bedroom First Floor Apartment
- Modern Open Plan Kitchen
- Share of Freehold
- Gas Central Heating & Double Glazing
- Communal Gardens
- Garage En Block

Summary

****AVAILABLE NOW & CHAIN FREE**** A beautifully appointed two bedroom first floor apartment located on the Stonegrove stretch, within close proximity to Edgware Station, High Street and within Eruv. The property boasts contemporary fixtures & fittings throughout as well as gas central heating and double glazing. In addition this

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