



## Colliford Court

Edgware

£450,000

Davidson Frost-Wellings are delighted to showcase this beautiful, first floor, two bedroom, two bathroom flat in the modern and popular Barratt Homes development in Edgware Green.

The flat has an open plan kitchen/living room with dual aspect ensuring natural light throughout the day. The master bedroom has built-in wardrobes, an ensuite shower room and a balcony, the second double bedroom has built-in wardrobes, and there is a family bathroom and lots of storage throughout.

Further benefits include two private balconies, allocated parking and an entry phone system.

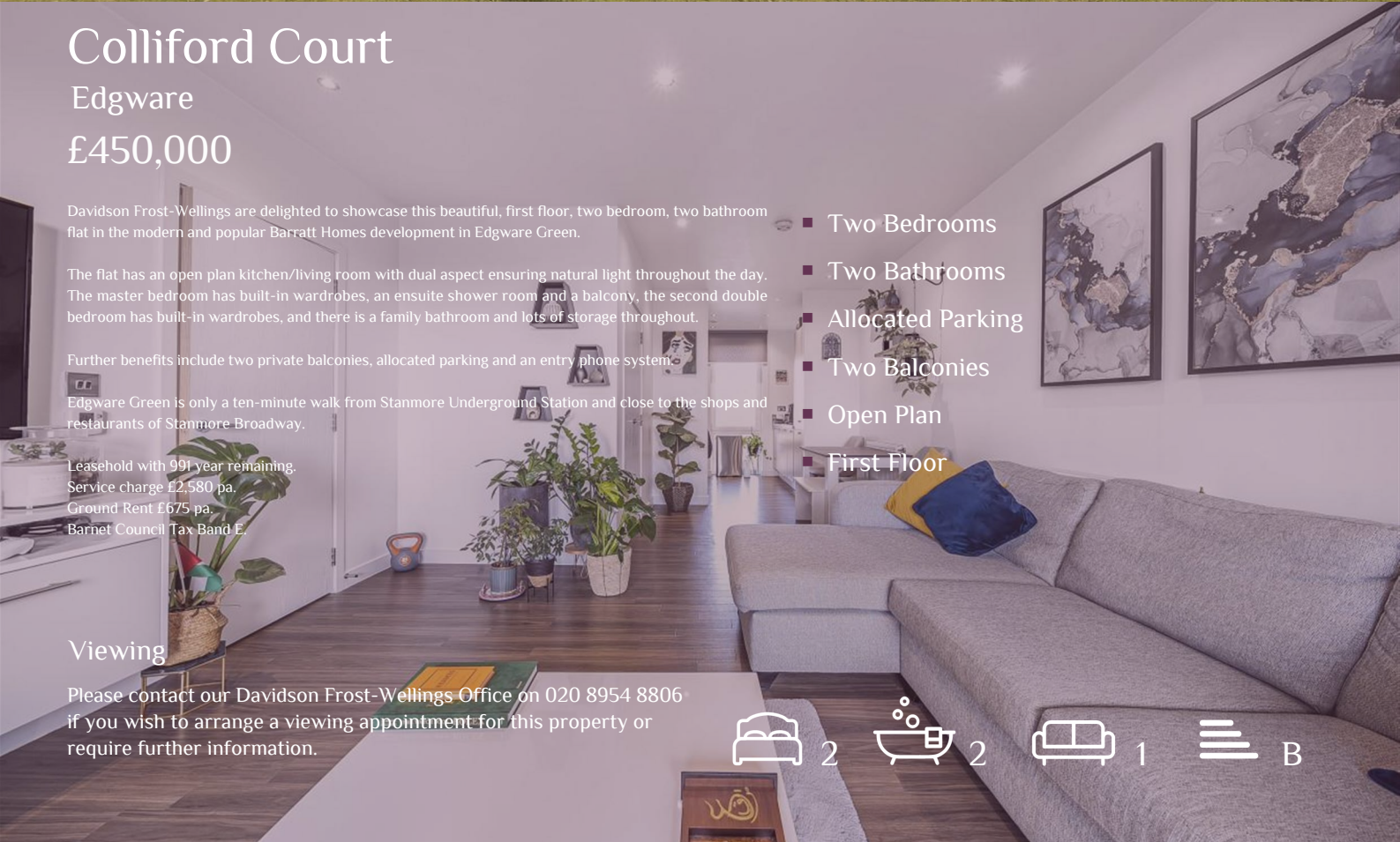
Edgware Green is only a ten-minute walk from Stanmore Underground Station and close to the shops and restaurants of Stanmore Broadway.

Leasehold with 991 year remaining.  
 Service charge £2,580 pa.  
 Ground Rent £675 pa.  
 Barnet Council Tax Band E.

- Two Bedrooms
- Two Bathrooms
- Allocated Parking
- Two Balconies
- Open Plan
- First Floor

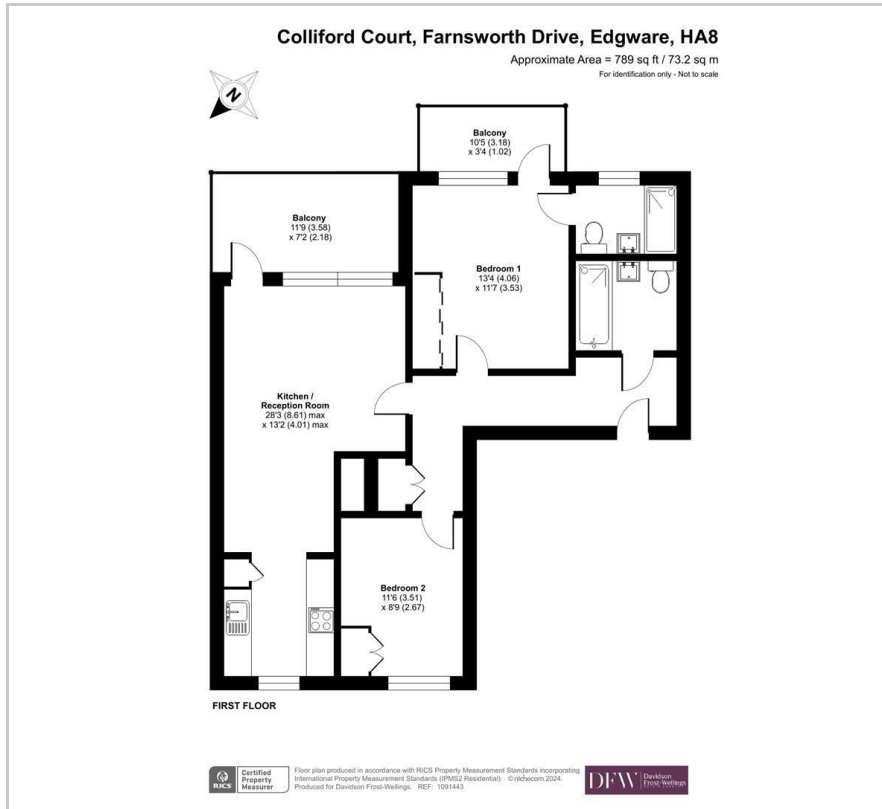
### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

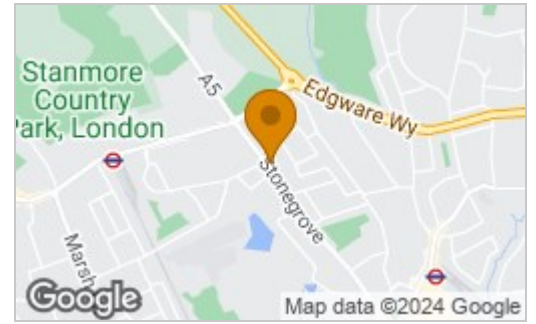




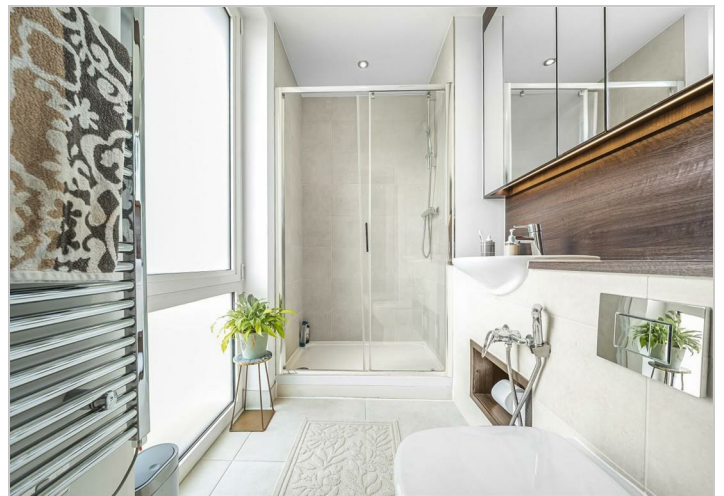
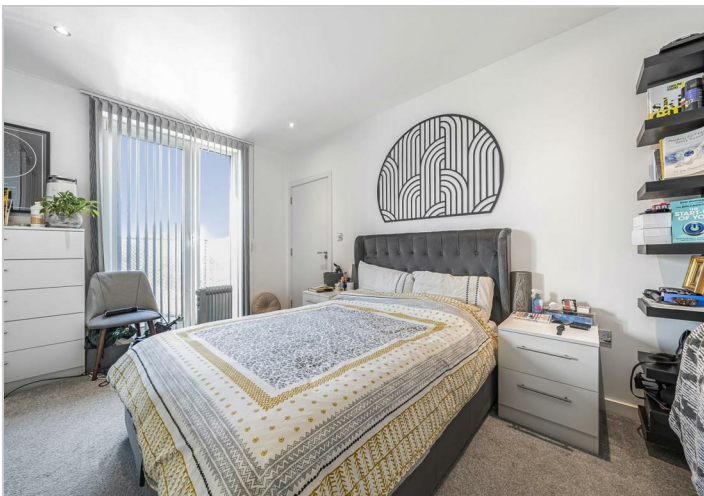
# Floor Plan



# Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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