



Leamington House

Edgware

£500,000

A two bedroom, ground floor flat available in excellent condition in a popular block in the Stanmore/Edgware borders.

The flat has a large reception room leading to a modern galley kitchen and a private balcony. The master suite has fitted wardrobes and an En Suite shower room. In addition there is a second double bedroom with built in wardrobes, a family bathroom and a spacious hallway.

Currently let until December 2024 but available with no onward chain.

Leasehold with 140 years remaining.

Service Charge of approximately £2,709 per annum.

Ground Rent peppercorn.

Harrow Council Tax Band E.

- Two Bedrooms
- Two Bathrooms
- Ground Floor
- Balcony
- Excellent Condition

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.



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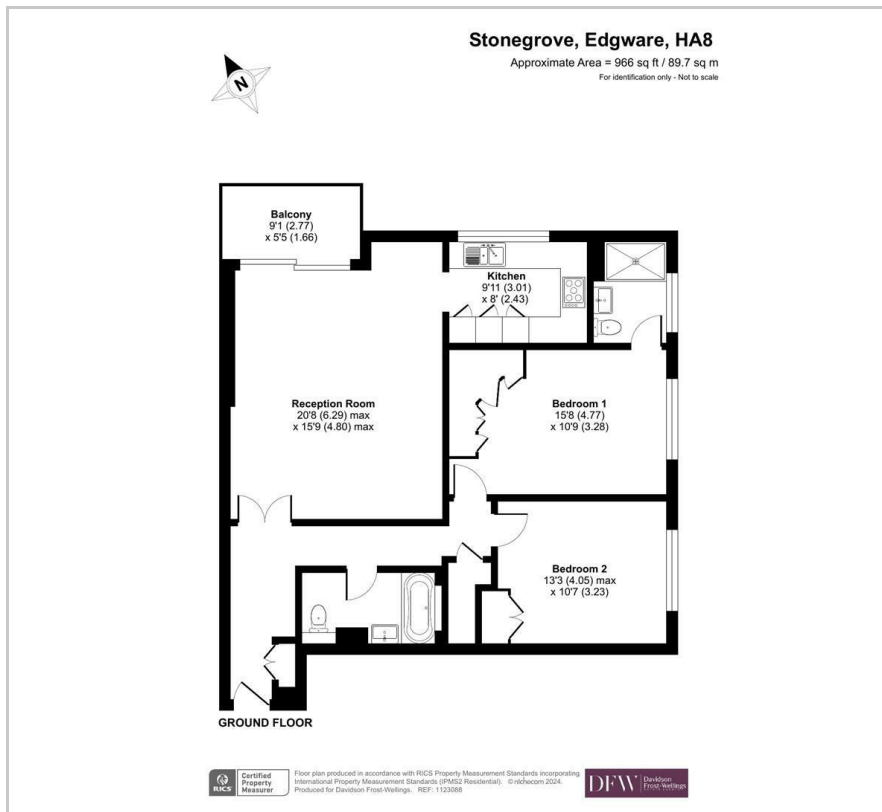


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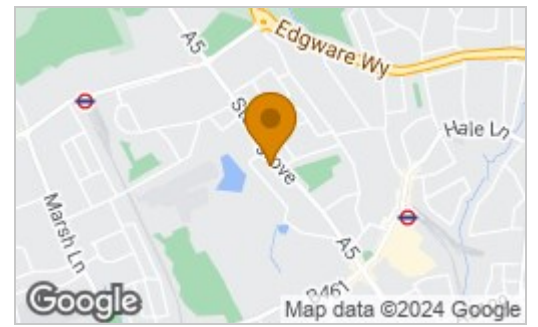


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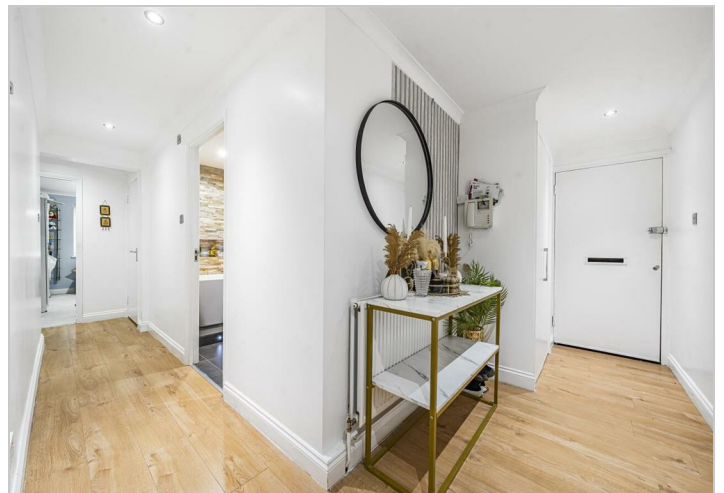
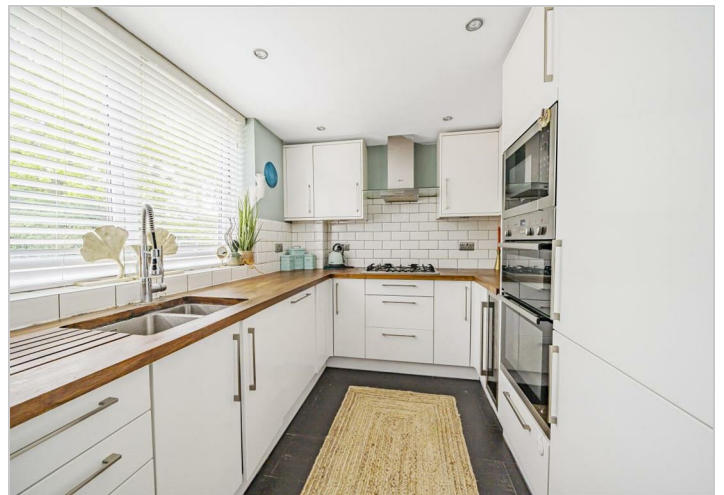
Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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