



## 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.

### Viewing

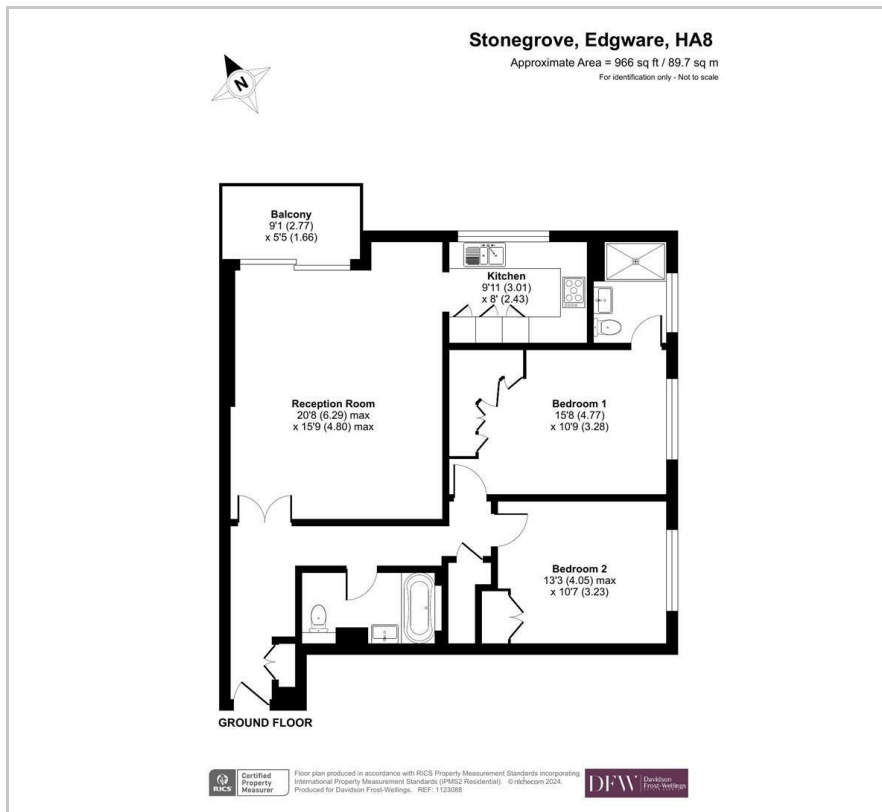
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

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

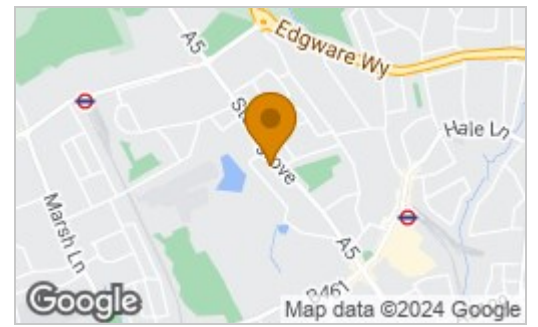




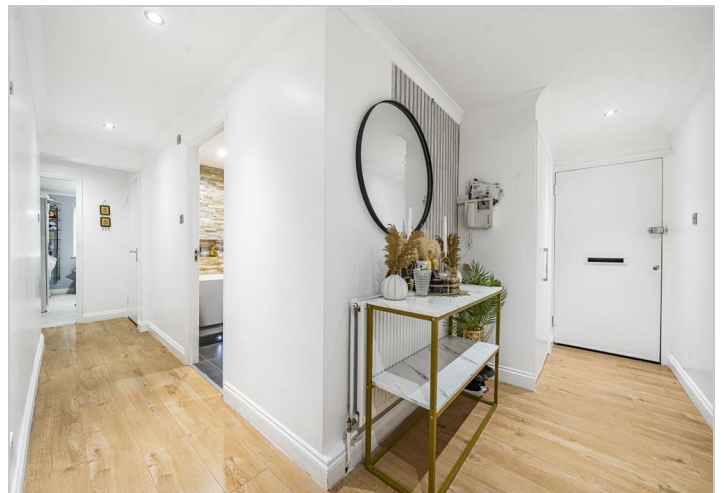
# Floor Plan



# Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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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