



## Sterling Avenue

Edgware

£348,500

A well proportioned, two double bedroom maisonette available with Davidson Frost-Wellings.

With a large reception room, separate eat-in kitchen, two double bedrooms, a family bathroom, separate WC, private balcony and a large loft space providing huge storage potential. The flat is on the first floor with its own front door and is double glazed throughout.

The building has lovely communal gardens and can be found on a quiet no-through road equidistant from Edgware Station (Northern Line) and Stanmore Station (Jubilee Line).

Leasehold with approximately 96 years remaining.  
Ground Rent of approximately £100 per annum.  
Service Charge of approximately £500 per annum.  
Barnet Council Tax Band D.

- Two Double Bedrooms
- Large Reception Room
- Eat-In Kitchen
- Private Balcony
- Garage and Off Street Parking
- Chain Free

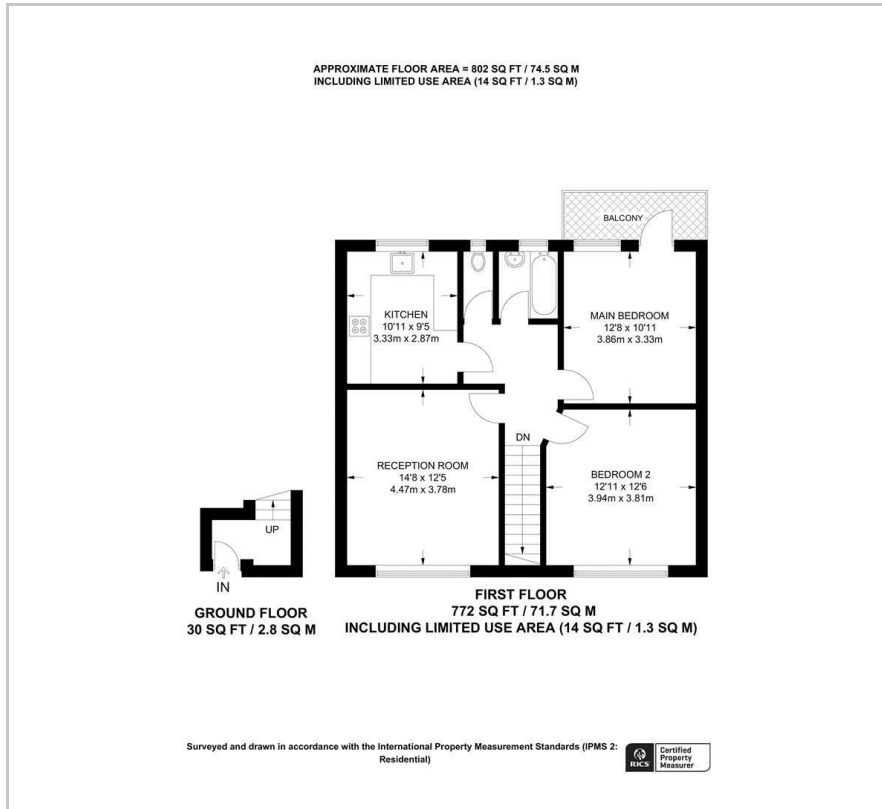
### Viewing

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.

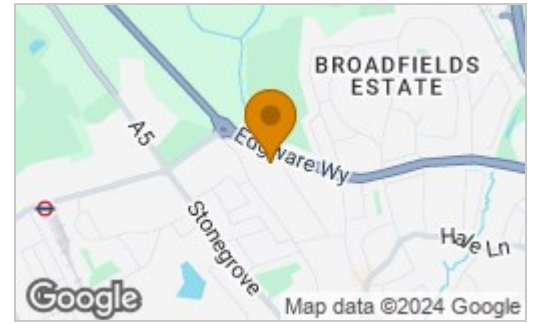




# Floor Plan



# Area Map



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>77</b>	<b>77</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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