



## Lacey Drive Edgware Offers over £550,000

Davidson Frost-Wellings are delighted to showcase this beautiful modern three-bedroom penthouse, two-bathroom apartment. This flat has two balconies providing panoramic views. Situated only a ten-minute walk from Stanmore Underground Station and close to the shops and restaurants of Stanmore Broadway.

The impressive tiled communal hall has a secure entry phone with lift and the apartment also benefits from secure underground parking for one car and access to the well-maintained communal gardens.

Lease Length 993 Years Remaining.  
Service Charge of £3732 pa.  
Ground rent of £712 pa.  
Barnet Council Tax Band D.

### 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.

- Three Bedrooms
- Two Bathrooms
- Lift
- Allocated Parking
- Two Balconies
- Superb Condition

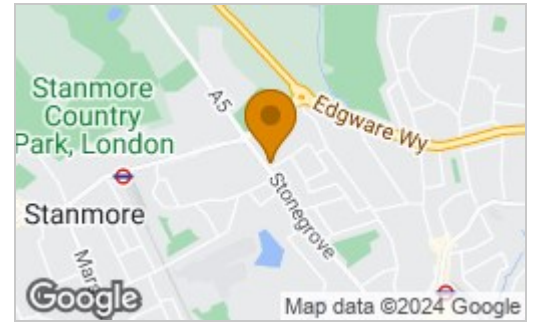




# Floor Plan



# Area Map



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