



## Sterling Avenue

Edgware

£350,000

A two bedroom, top floor maisonette available with Davidson Frost-Wellings on a residential no-through road.

On the first floor, with its own front door is this maisonette with two double bedrooms (both with built in wardrobes) a bay-windowed reception room, separate eat-in kitchen, family bathroom and separate WC. The property has a private balcony overlooking well-maintained communal gardens and is available with a completed upper chain.

Sterling Avenue is a quiet, no-through road equidistant from Edgware Station (Northern Line) and Stanmore Station (Jubilee Line).

Leasehold with 124 years remaining.  
Ground Rent £0.  
Service Charge of approximately £561.08 per year.  
Barnet Council Tax Band D.

- Two Bedrooms
- Separate Eat-In Kitchen
- First Floor Maisonette
- Private Balcony
- Quiet No-Through Road
- Communal Gardens

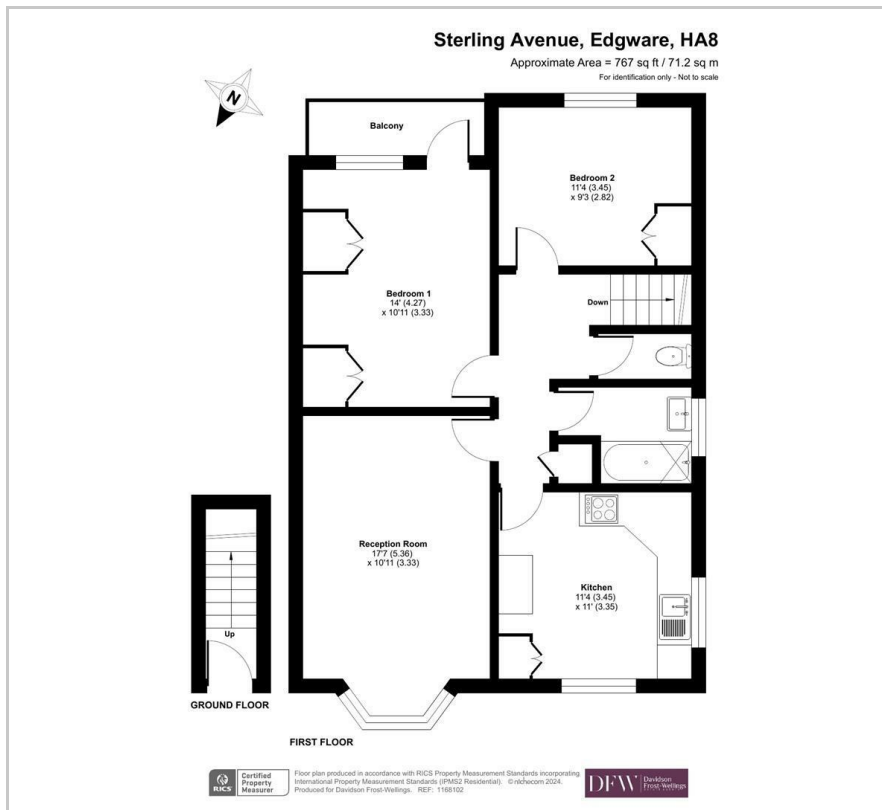
### Viewing

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.

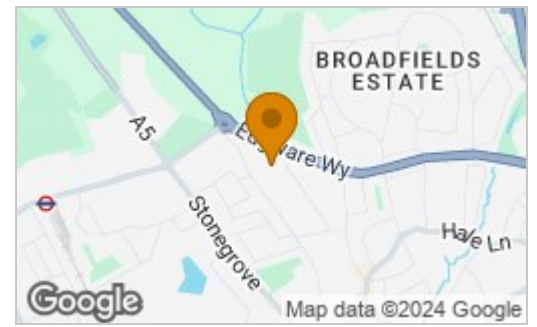




## Floor Plan

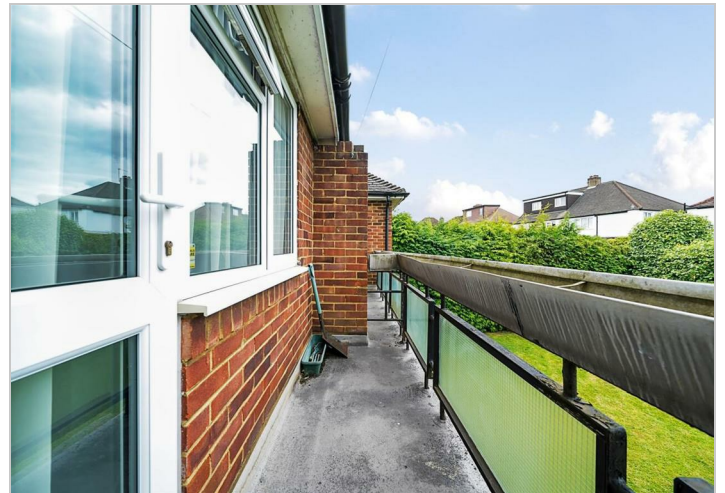


## Area Map



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>66</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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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