



## Longcrofte Road Edgware

**£525,000**

A large 943 square foot, first floor, two bedroom, two bathroom flat available chain free with Davidson Frost-Wellings.

Bartholomew Court is set in a modern, purpose built gated community, offering optimal security, and an excellent location for transport links and local shops, with allocated parking, free visitor parking spaces and communal gardens.

The flat has a large reception room with Juliette balcony, and a separate eat-in kitchen. There is also an impressive master suite with built-in wardrobes and ensuite bathroom, plus a second double bedroom and family bathroom.

Leasehold with 96 years remaining.

Service charge approximately £2,500 per annum.

Ground Rent £200 per annum.

Harrow Council Tax Band F.

### 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

■ Chain free

■ Krishna Avanti catchment

■ Gated and allocated parking

■ Communal gardens



2



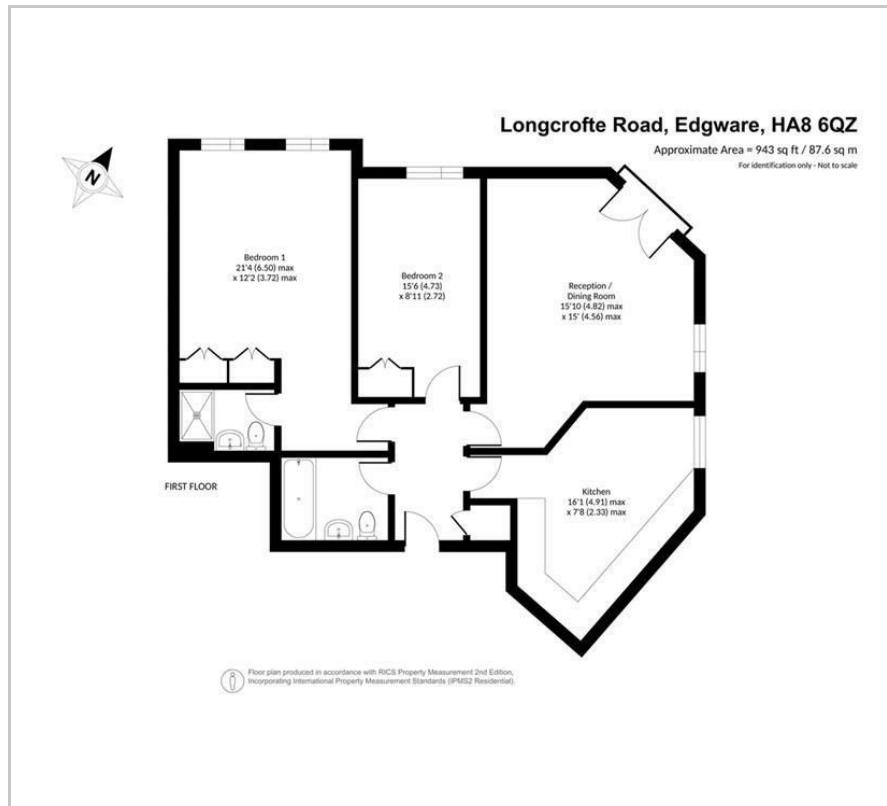
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1



## Floor Plan



## Area Map



### Energy Efficiency Rating

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



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