



All enquiries Ref: Callum Glenn

- **Leasehold split level three bedroom flat**
- **Potential for convert into an HMO (subject to the necessary consents)**
- **Full vacant possession**

Location:

The property is located on Edgware Way (A41). Shopping amenities can be found locally within Edgware and Stanmore and within Central London to the south east. Public transport links are available at Edgware Underground Station (Northern Line) to the south and Stanmore Underground Station (Jubilee Line) to the west along with a network of local bus services serving the surrounding areas. The property is served by road links including the A41, A1 and M1 to the west. Recreational pursuits can be found at Edgwarebury Park to the north west and Stonegrove Park to the south west.

Accommodation:

First floor: Entrance hall, two reception rooms, kitchen
Second floor: Three bedrooms, bathroom/WC

EPC Rating: C

Council Tax Band: B

Lease:

Held on a lease for a term of 99 years from 29th September 1982

To view:

Strictly by prior arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue

