

SPRINGWOOD CRESCENT

EDGWARE, HA8 8SE

£275,000
LEASEHOLD

Taylor Hawkins presents a chain free, two bedroom duplex apartment newly refurbished throughout and ready for immediate occupancy. The property benefits from two double bedrooms, kitchen, living room and bathroom. Situated in a secluded location within access of Edgware's many amenities, schools and places of worship.

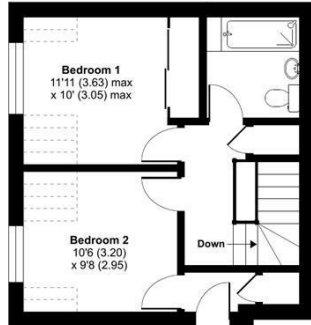


TAYLOR HAWKINS
Estate Agents
0208 958 2222 / Taylor-hawkins.co.uk

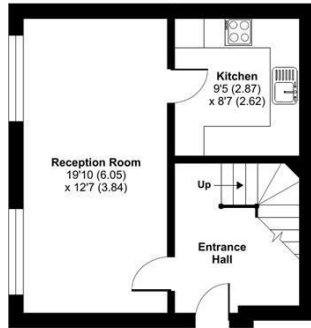
Springwood Crescent, Edgware, HA8

Approximate Area = 710 sq ft / 66 sq m
 Limited Use Area(s) = 38 sq ft / 3.5 sq m
 Total = 748 sq ft / 69.5 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2023. Produced for Taylor Hawkins. REF: 1040890



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Edgware Sales
 58 Edgware Way
 Edgware
 Middlesex
 HA8 8DJ

020 8958 2222
 property@taylorhawkins.co.uk
 https://taylorhawkins.co.uk/



TAYLOR HAWKINS
 Estate Agents
 0208 958 2222 / Taylor-hawkins.co.uk