



STERLING AVENUE

EDGWARE, HA8 8BP

£348,500
LEASEHOLD

Welcome to this charming apartment located on Sterling Avenue in the sought-after area of Edgware. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With two cosy bedrooms, there is plenty of space for a small family or guests to stay over.

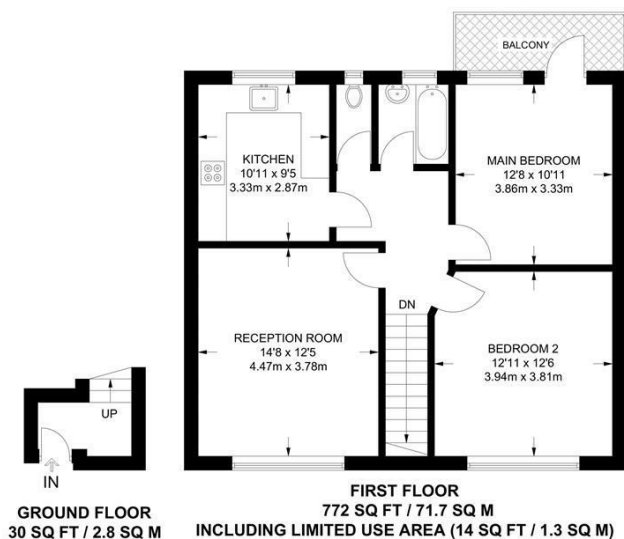
One of the highlights of this apartment is the lovely balcony, where you can enjoy a cup of tea in the morning or unwind with a glass of wine in the evening. The communal garden offers a peaceful retreat from the hustle and bustle of city life, providing a tranquil space to relax outdoors.

Situated on a quiet residential street, this property offers a serene environment away from the noise of the city. With parking available for one vehicle, you can rest assured that your car will have a secure spot.

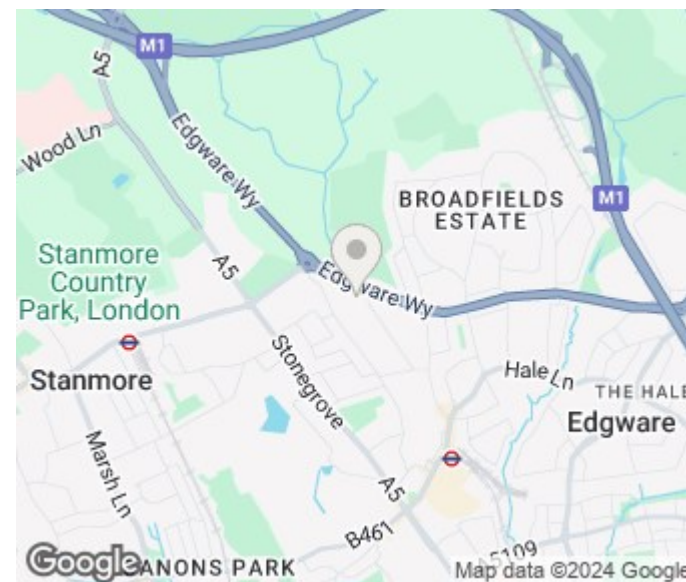


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APPROXIMATE FLOOR AREA = 802 SQ FT / 74.5 SQ M
INCLUDING LIMITED USE AREA (14 SQ FT / 1.3 SQ M)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) FOXTONS.CO.UK



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(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

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