



## EDGWARE COURT

EDGWARE, HA8 7NP

**£450,000**  
**LEASEHOLD**

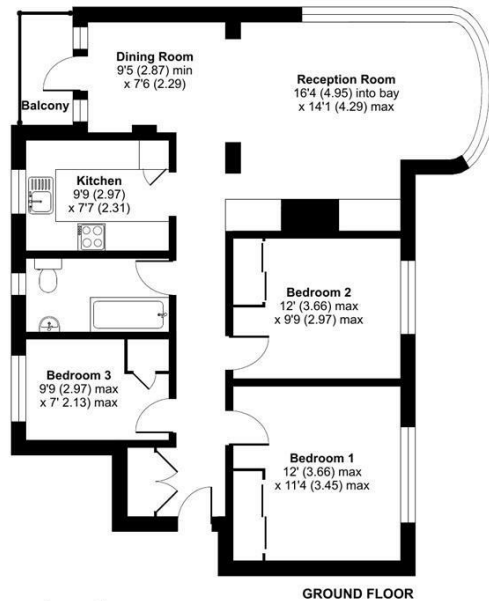
Taylor Hawkins presents this spacious, modern 3-bedroom ground floor flat with parking and an open-plan lounge and living room. This chain-free property features generous living space, ample storage, and a balcony. With plenty of natural light, it creates a bright and inviting atmosphere. Conveniently located just off Station Road, it's a 7-minute walk to Edgware Underground Station and close to primary schools. Nearby bus stops and shops make it a well-connected area for transportation.



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

## Edgware Court, Edgware, HA8

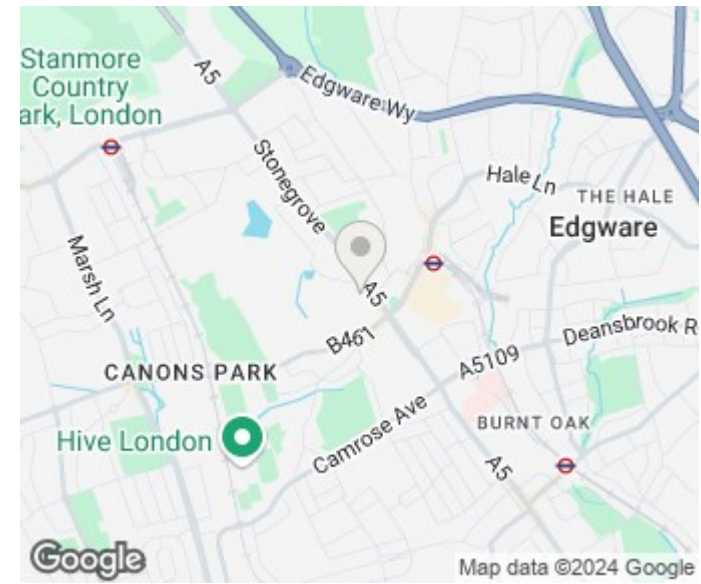
Approximate Area = 860 sq ft / 79.8 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Taylor Hawkins. REF: 1202964



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