



EDGWAREBURY GARDENS

EDGWARE, HA8 8AU

£400,000
LEASEHOLD

A well-maintained two-bedroom flat in the heart of Edgware.

Just a 2-minute walk to local shops, with a bus stop right outside the property and another across the road.

Edgware Underground Station is only a short walk away. This chain-free flat is ready to move into and features an open-plan kitchen that adds to the sense of space. The property is well maintained throughout and benefits from parking. Ideally located close to schools, shops, and other local amenities.

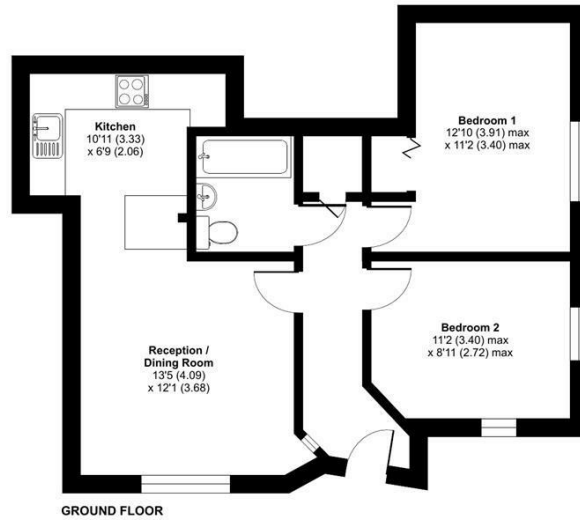


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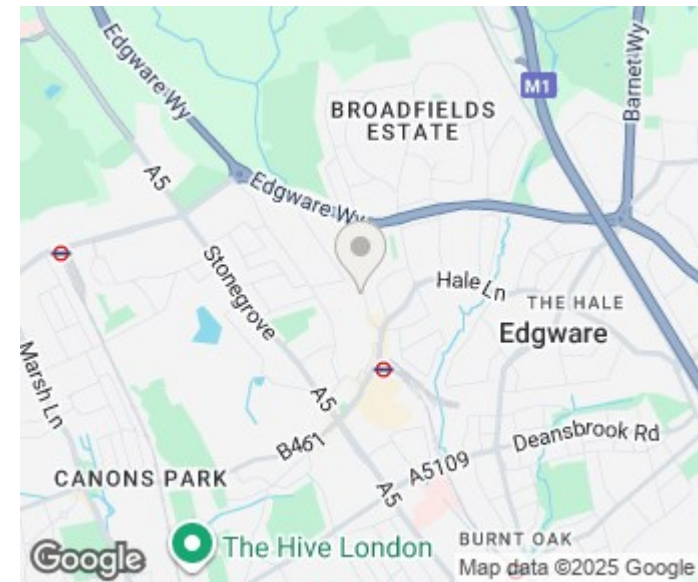
Edwarebury Gardens, Edware, HA8

Approximate Area = 592 sq ft / 55 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Taylor Hawkins. REF: 1296150



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