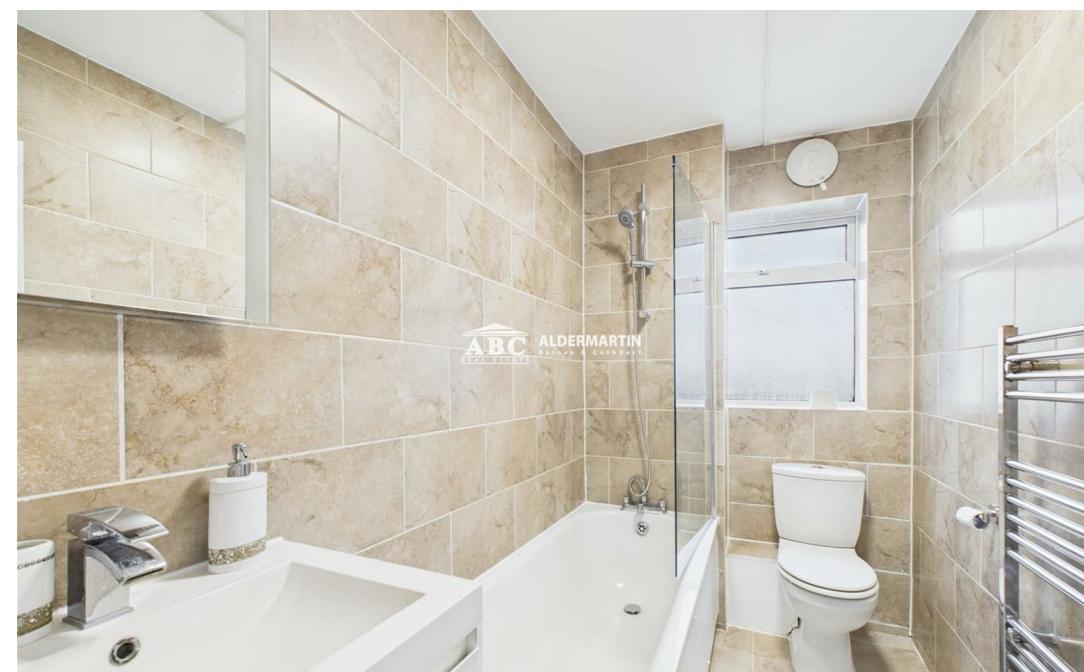
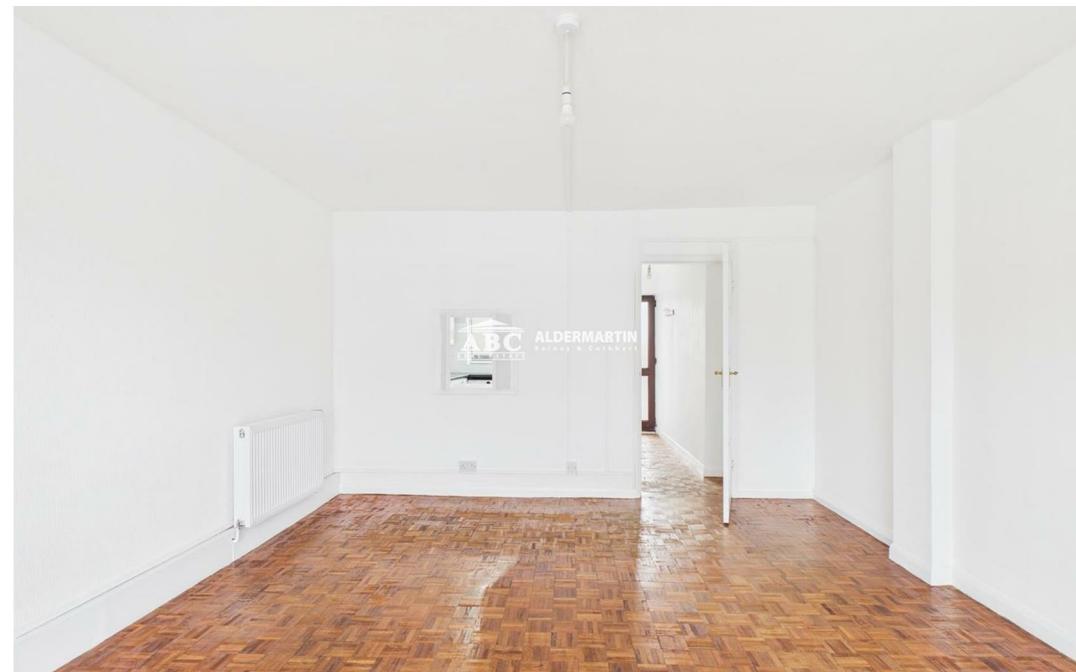




**Whitchurch Lane, Edgware HA8 6QR**

**£349,950  
Leasehold**

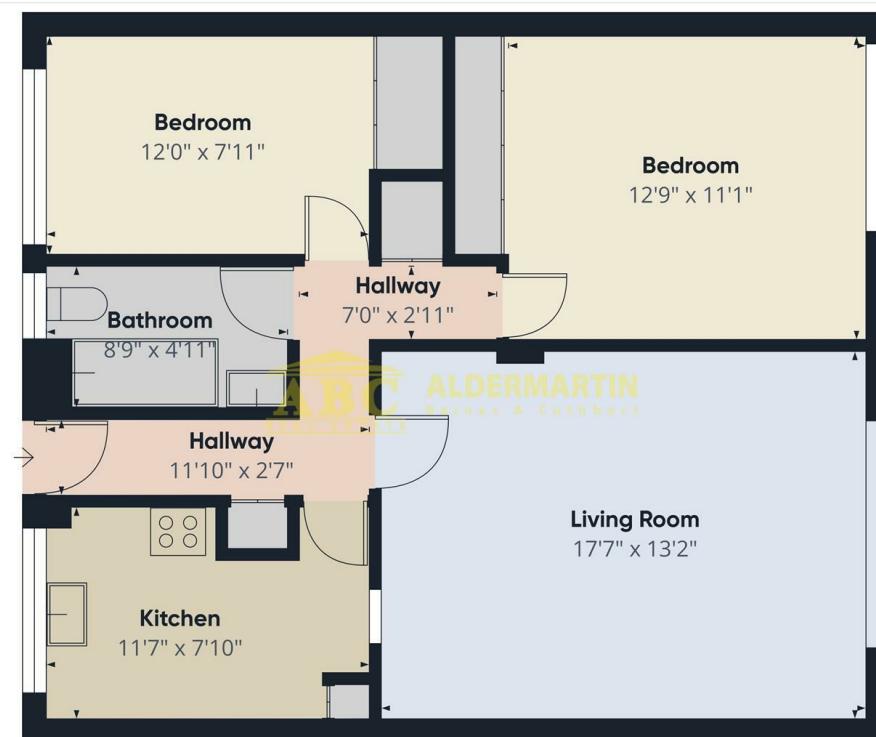




- FIRST FLOOR TWO DOUBLE BEDROOM FLAT
- COUNCIL TAX BAND C - EPC RATING C
- CHAIN FREE

- POPULAR LOCATION + SHOPS NEARBY
- CLOSE TO JUBILEE & NORTHERN LINE TUBES
- BALCONY

- GARAGE (WITH A NEW DOOR) + OFF STREET PARKING
- IN THE CATCHMENT AREA OF GOOD SCHOOLS
- SPACIOUS LIVING ROOM + SEPARATE KITCHEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	82
EU Directive 2002/91/EC		

We are pleased to offer as SOLE AGENTS this very reasonably priced two double bedroom flat in a convenient location near to Canons Park Jubilee Line tube station and shops. Edgware's Northern Line tube station and shopping centre are also close by, as are links to the M1 and M25 motorways.

Offering a separate fitted kitchen and a spacious lounge leading to a balcony, the property has just been re-painted throughout. The bathroom has also been refurbished. A new garage door has also been fitted.

The asking price is extremely realistic, and we recommend viewing at an early opportunity.

**DISCLAIMER:** In accordance with the 1991 Property Misdescriptions Act, these details, photographs, and the floor plan have been prepared in good faith and as a general guide, not a statement of fact. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate and where possible taken to the widest point. Any information regarding lease details, service charges, ground rent etc. have been supplied by our client and to the best of our knowledge is correct. However, we strenuously recommend that you ask your lawyer to ratify it. For details of our Affiliations, Redress Schemes, Fees, and Complaints Procedure, please visit [www.abcestates.co.uk](http://www.abcestates.co.uk)

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**020 8621 4000**  
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