



phillip shaw
estate agents

Flat 16, Welford Court, 1 Lacey Drive

Guide Price £435,000



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Flat 16

Welford Court, Edgware

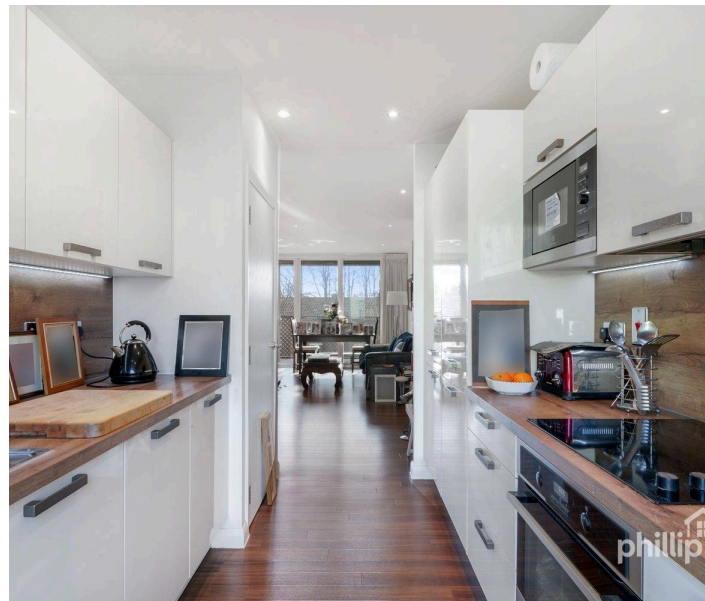
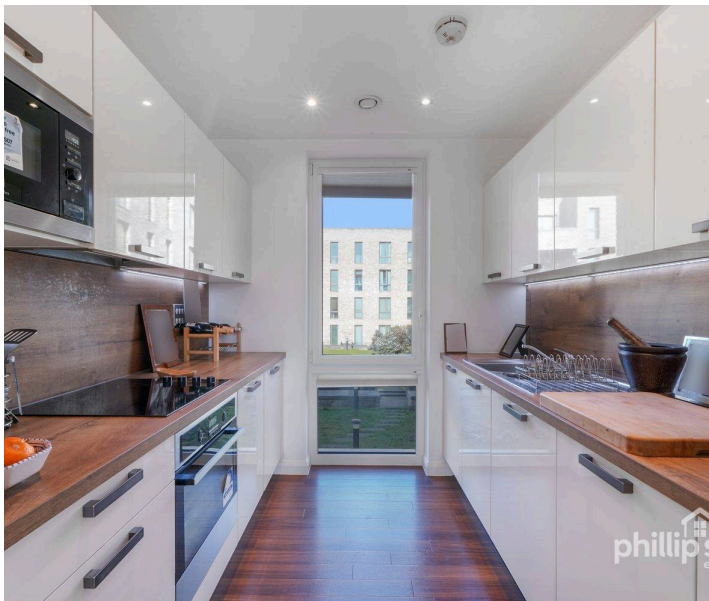
Contemporary 2 bed, 2 bath flat on 2nd floor of modern building. Bright open-plan living, private balcony, modern kitchen, secure entry, underground parking, communal garden. Near Stanmore & Edgware, with easy transport links. Leasehold 988 yrs, £562.65 GR, £3,100 SC. Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern Building
- Two Double Bedrooms
- Two Bathrooms (En Suite to Master)
- Open Plan Living
- Modern Fitted Kitchen
- Private Balcony
- Communal Courtyard
- Gated Undercroft Allocated Parking

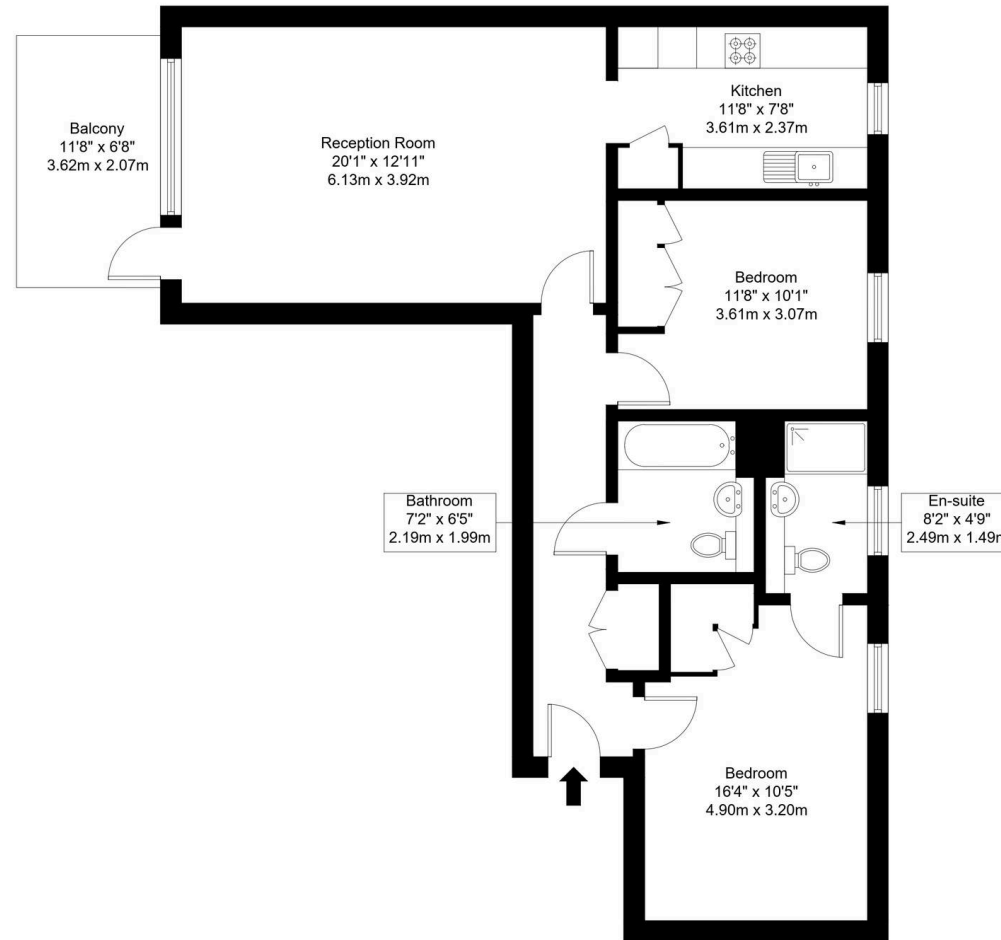


Lacey Drive, HA8 8GA

Approx Gross Internal Area = 78.2 sq m / 842 sq ft

Balcony = 7.49 sq m / 80 sq ft

Total = 85.69 sq m / 922 sq ft



Second Floor

Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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