

LEASEHOLD



Block of Flats

# 15 EDGWARE COURT, EDGWARE, HA8 7NP

Offers in excess of

## £280,000

### FEATURES

- CHAIN FREE
- LEASEHOLD
- RENOVATION
- PROBATE GRANTED
- 2 BED FLAT
- INVESTMENT



THE  
**ESTATES  
AGENT**  
PROPERTY SALES & MANAGEMENT

# 3 Bedroom Block of Flats located in Edgware

Unlock the possibilities in this three-bedroom flat in Edgware, offering a fantastic opportunity for modernisation in an enviable location. Situated on the corner of the exclusive Canons Drive, this property is just moments away from local shops, Canons Park, and provides off-street parking. With easy access to Edgware Town Centre and its Tube Station (Northern Line), this flat promises both convenience and potential. (with further property images to come)

Key Features:

Location:

Perched on the corner of the prestigious Canons Drive, this flat is perfectly positioned for those who appreciate prime real estate. Enjoy the tranquility of the area while being a mere stone's throw from local shops for everyday needs and a short distance from the bustling Edgware Town Centre.

Call us on

020 3859 5311

[info@theestatesagent.co.uk](mailto:info@theestatesagent.co.uk)

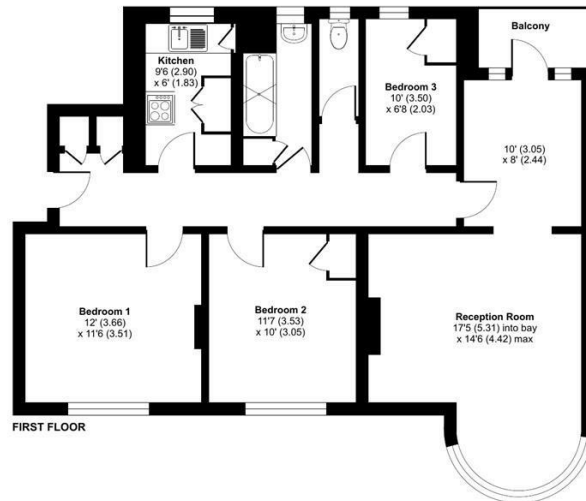
Council Tax Band

E

## Edgware Court, Edgware, HA8

Approximate Area = 925 sq ft / 85.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	28	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<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 are advised to recheck the measurements.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for: Flanders International Estate Agents, REF: 1077213