

## Regents Court, Stonegrove, Edgware, HA8

Guide Price £350,000

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A chain free, first floor two bedroom flat in a much sought after location in Edgware is available to view now!

This property boast two double bedrooms, a spacious living room and kitchen. The accommodation also has a good sized bathroom & plenty of storage.

Features include a share of freehold, a long lease, garage en-bloc & communal gardens.

This property is a five minute walk to Stanmore station and 10 minute walk to Edgware tube station/shops.



Call Benjamin Stevens to view!

[benjaminstevens.co.uk](http://benjaminstevens.co.uk)

Benjamin Stevens Estate Agents Limited Company Number 15143871 VAT number 464152108  
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**EDGWARE OFFICE**

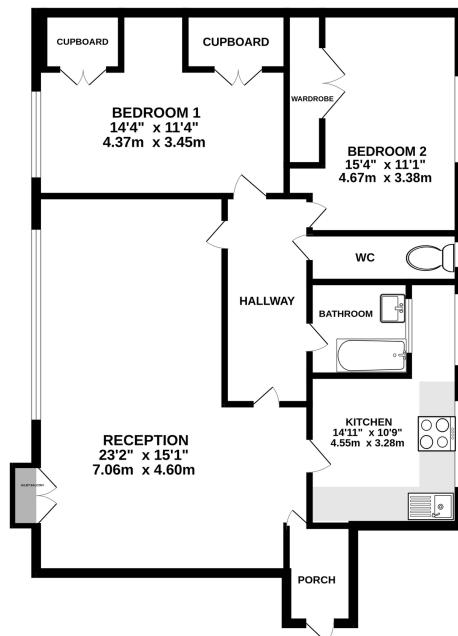
194 Station Road, Edgware, Middlesex, HA8 7AT

**020 8958 1118**

## Key Features

- Chain Free
- Share of Freehold
- Long Lease over 900 years
- Communal Gardens
- Ideal first time buy/investment
- Two Double Bedrooms
- Seperate Kitchen
- Garage En-Bloc
- Within the Eruv
- Walking distance to local transport/shops

TOP FLOOR  
882 sq.ft. (81.9 sq.m.) approx.



TWO BEDROOM FIRST FLOOR FLAT  
TOTAL FLOOR AREA: 882 sq.ft. (81.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors. The floorplan is for illustrative purposes only and should not be relied upon as a technical drawing. It is the responsibility of the prospective purchaser to have an independent survey carried out by a qualified surveyor before purchase. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.  
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