



Flat - Purpose Built (EPC Rating: )

# 2 HALE COURT HALE LANE, EDGWARE, HA8 9RG

Per month

**£1,800**

## FEATURES

- Two spacious bedrooms
- Ground floor convenience
- Available immediately
- Close to Mill Hill
- Newly refurbished flat
- Unfurnished for flexibility
- Parking space included
- Near Edgware amenities



**WINGATE**   
Estate Agents

# 2 Bedroom Flat - Purpose Built located in Edgware

Welcome to this charming purpose-built flat located on Hale Lane in Edgware. This delightful property, offers a perfect blend of character and modern living. Spanning an area of 474 square feet, the flat features a well-proportioned reception room that provides a warm and inviting space for relaxation or entertaining guests.

The flat comprises two comfortable bedrooms, ideal for small families, couples, or individuals seeking extra space for a home office or guest room. The layout is thoughtfully designed to maximise the use of space, ensuring that every corner of the flat is functional and welcoming.

Situated in a convenient location, this property benefits from easy access to local amenities, including shops, restaurants, and public transport links, making it an excellent choice for those who value both comfort and convenience.

This flat presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the tranquillity of a well-established residential area. Whether you are a first-time buyer or an investor, this property is sure to impress with its charm and practicality. Do not miss the chance to make this lovely flat your new home.

Call us on

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<https://www.wingateestates.co.uk/>

**Council Tax Band**

**C**

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	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.