

PETERMANS
LOCAL PROPERTY EXPERTS



Priory Field Drive, Edgware, £415,000 Leasehold

- Two Bedroom, Two Bathroom, Ground Floor Maisonette
- Bright Reception Room Open Plan With Dining Area & Direct Access To Communal Gardens
- Fitted Kitchen
- En-Suite Shower Room To Master Bedroom
- Family Bathroom
- Allocated Parking For One Car
- Highly Sought After Location
- 150 Years Remaining On The Lease
- 819 Sq Ft

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ
t: 020 8958 5040 e: edgware@petermans.co.uk w: www.petermans.co.uk



NORTH LONDON
HOSPICE



Petermans for themselves and for the vendors or lessors of this property for whom they act, give notice that i) these particulars are a general outline only, for the guidance or prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Petermans cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation; and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact, and must satisfy themselves as to their accuracy, iii) no employee of Petermans has any authority to make or give any or representation or warranty or enter into any contract whatever in relation to the property, iv) rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition, and v) Petermans will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

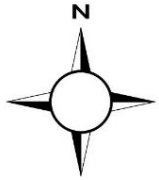


Situated on this sought after location on Priory Field Drive, off Hale Lane and within easy reach of places of worship, we are delighted to offer this two bedroom, two bathroom ground floor maisonette, with direct access to communal gardens.



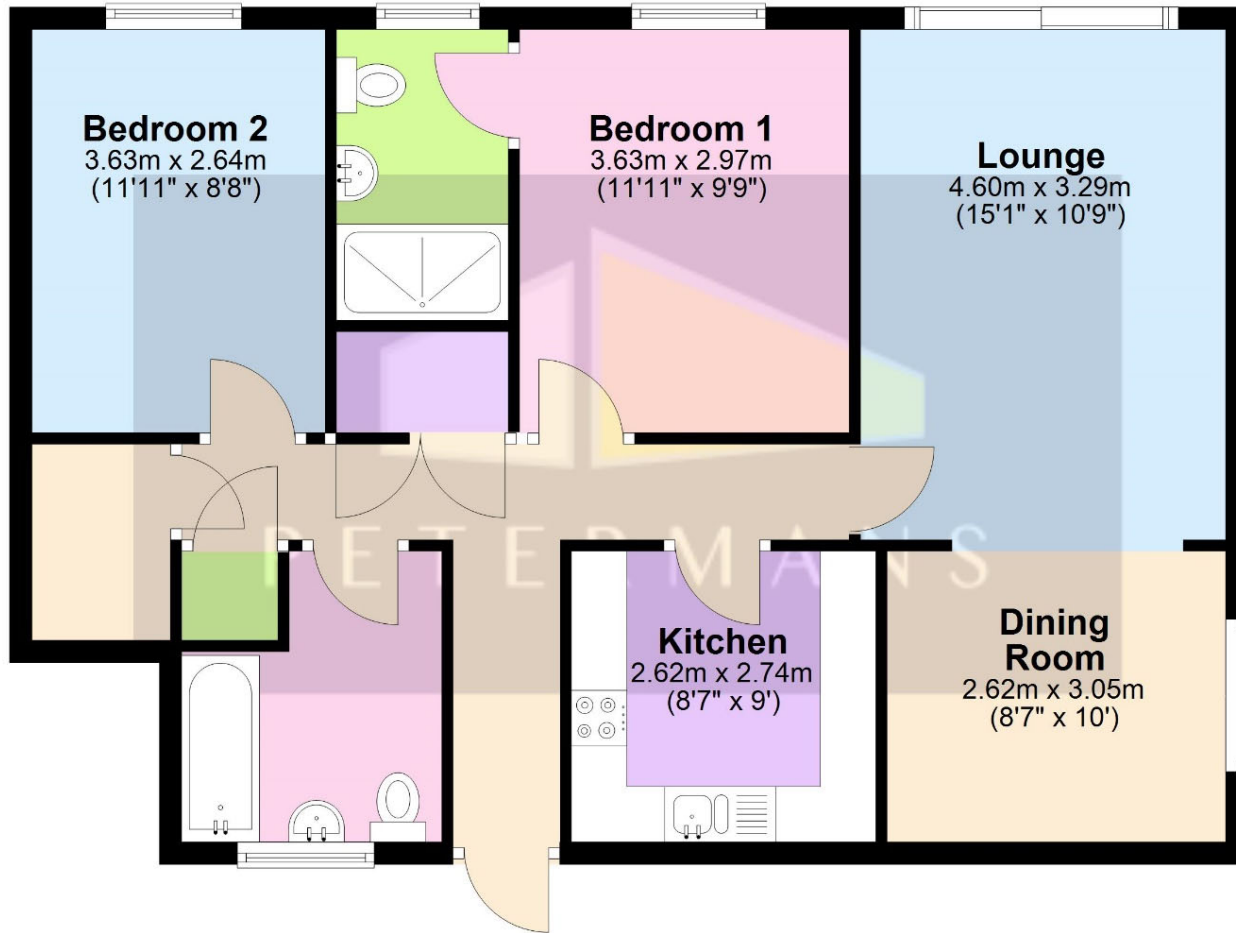
The property features a bright and spacious reception room with an open-plan dining area and a modern fitted kitchen. The master bedroom includes fitted wardrobes and an en-suite shower room, while the second bedroom is generously sized. There is also a family bathroom and two large storage cupboards. Outside, the property benefits from an allocated parking space and access to well-maintained communal gardens.





Ground Floor

Approx. 76.2 sq. metres (819.8 sq. feet)



Total area: approx. 76.2 sq. metres (819.8 sq. feet)

VIEWING STRICTLY BY APPOINTMENT ONLY.

PETERMANS TEL: 020 8958 5040 Please Note That The Gas And Electric Appliances Have Not Been Tested To Ensure That They Are In Working Order. All Measurements Are Taken With A Laser Tape Measure And Therefore Subject To Some Variation. We Recommend Any Potential Purchaser Checks These For Themselves To Confirm Their Accuracy

Price:	£415,000
Tenure:	Leasehold
Beds:	2
Baths:	2
Reception Rooms:	2
Total Sq Ft:	819
Council Tax Band:	Band E in Barnet
EPC Rating:	C
Service Charge:	£2,002 per annum
Ground Rent:	n/a
Lease Length:	150 Years Remaining
Distance to:	
Edgware Station:	0.8 Miles
Mill Hill Station:	1.2 Miles

