



SHONA COURT

4 Atlas Crescent,
Edgware HA8



Leasehold
Price £300,000
EPC Rating: C

A Bright and well-presented, modern two double bedroom first floor apartment located on the popular Broadfields Estate in Atlas Crescent, Edgware—just 0.3 miles from Broadfields Primary School and within the Eruv.



This purpose-built property features a spacious living room with access to a private balcony, a separate kitchen with integrated appliances, a luxury family bathroom, and two contented bedrooms. Additional benefits include double glazing, an entry phone system, allocated parking, a long lease.

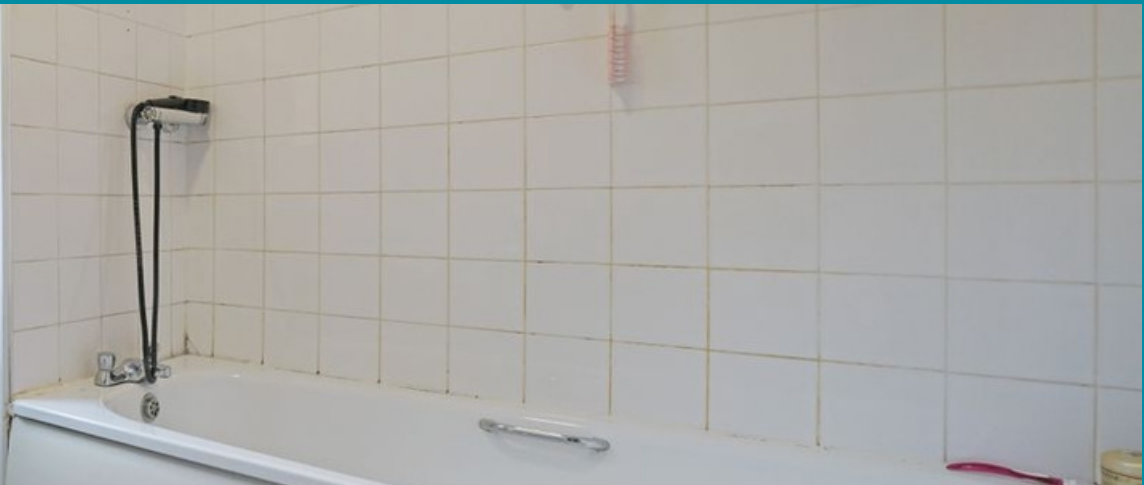
This is chain free.



- Two Double bedrooms
- Spacious Reception Room
- Separate Kitchen
- Luxury Family Bathroom
- Large Storage Cupboard
- Private Balcony
- Allocated Parking
- 0.3 Miles of Broadfields Primary School
- Close to shopping facilities and public transport
- Chain Free





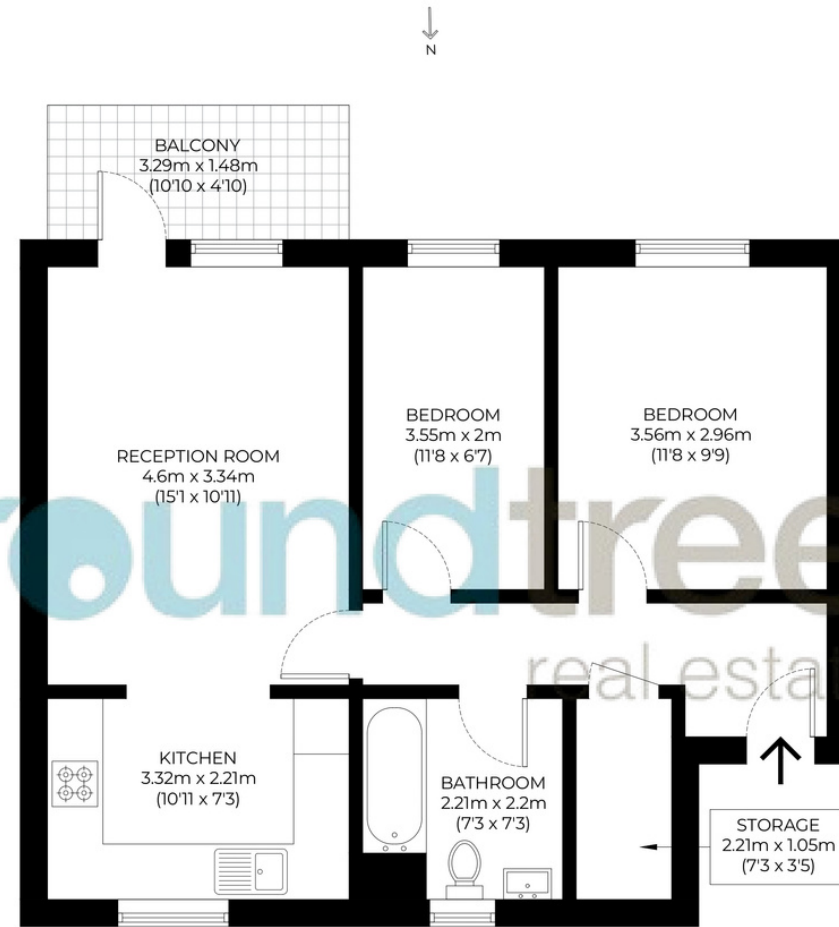


Floorplan

Approximate gross internal area

56.5 sqm / 608 sqft

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 that the information, it must not be relied on. Maximum widths and lengths 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.



First Floor

GROSS INTERNAL AREA (GIA)
56.5 sqm / 608 sqft

EXTERNAL STRUCTURAL FEATURES
4.9 sqm / 53 sqft

RESTRICTED HEAD HEIGHT (RHH) / EAVES
0 sqm / 0 sqft

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To register your interest:

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