

LEASEHOLD - SHARE OF

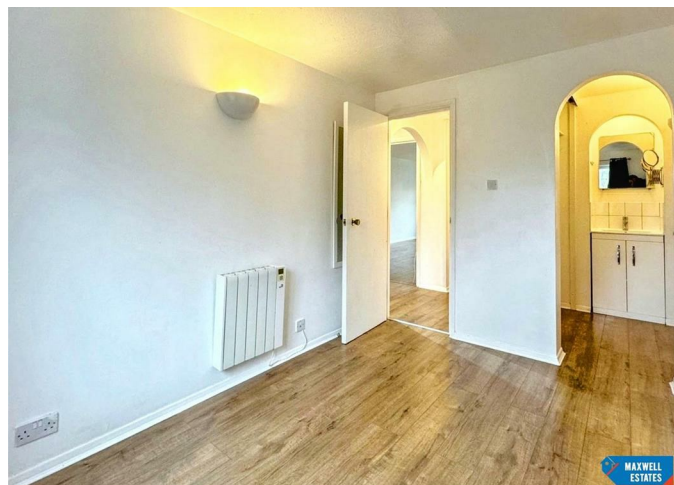
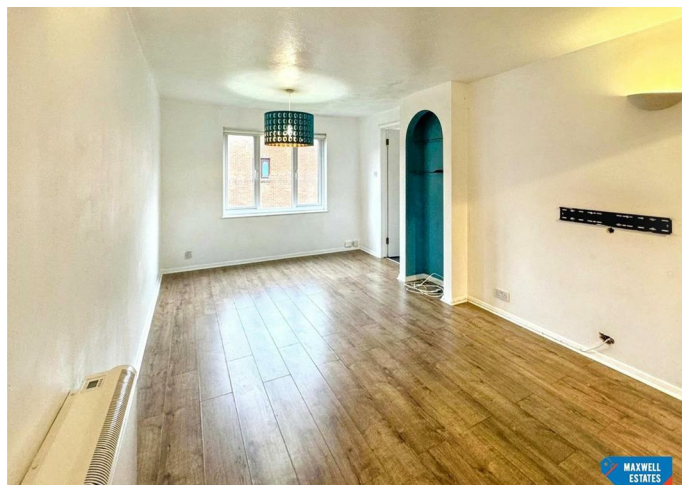


Not specified

**16 GATTING CLOSE,  
PAVILION WAY,  
EDGWARE, HA8 9YU**

**£285,000**

FEATURES



# 2 Bedroom Not specified located in Edgware

Maxwell Estates is pleased to present a two-bedroom flat offers comfortable and spacious living in a highly convenient location.

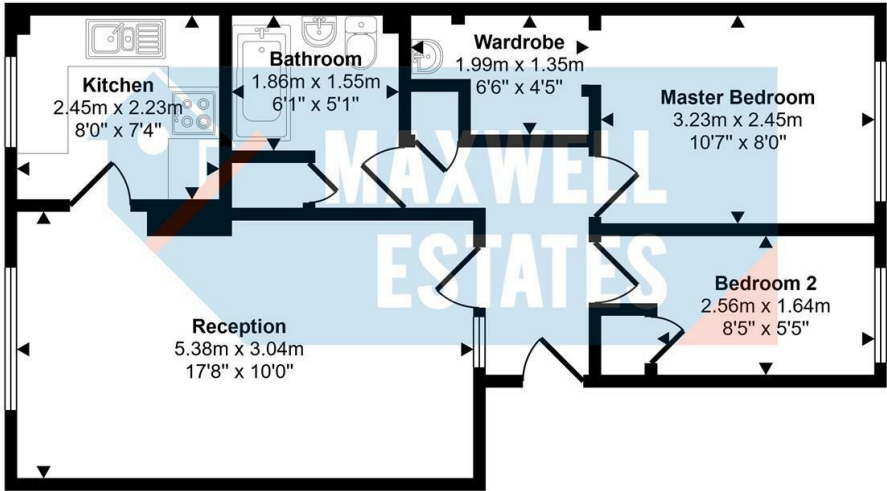
The property features a Spacious living room, ideal for relaxing or entertaining, a separate well-equipped kitchen, and a bathroom. Both bedrooms are well-proportioned, making the flat suitable for professionals, couples, or small families.

Additional benefits include parking facilities and access to good local schools. The flat is ideally located close to a range of local amenities, including shops and services, and is within easy reach of the tube station (Northern Line), providing excellent transport links.

An ideal opportunity for those seeking space, convenience, and a well-connected location.

Lease Remaining: 87 years approximately

Approx Gross Internal Area  
49 sq m / 527 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Call us on  
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[www.maxwellestates.co.uk](http://www.maxwellestates.co.uk)

Council Tax Band  
**C**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

