



**BENJAMIN
STEVENS.**
estate agents



85 Springwood Crescent, Edgware, HA8 8SF

Offers In The Region Of £230,000

A Chain Free two bedroom second floor flat in the popular Springwood Crescent on the Broadfields side of Edgware.

Accommodation comprises two double bedrooms, reception room, separate kitchen and bathroom.

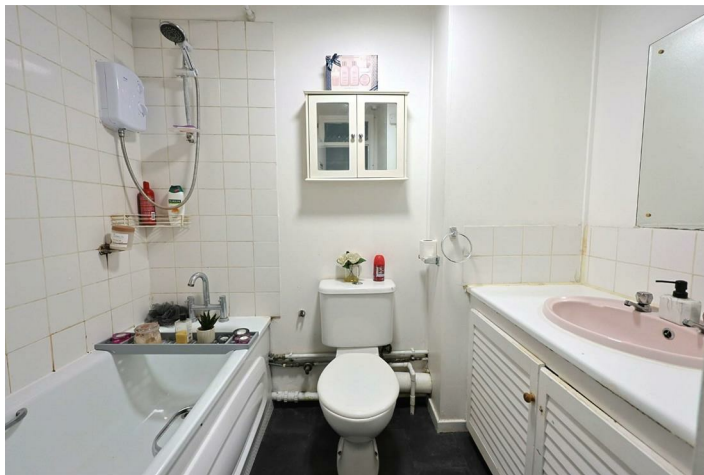
This property is an ideal purchase for a first time buyer or investor.

Call Benjamin Stevens for a viewing!

Exterior



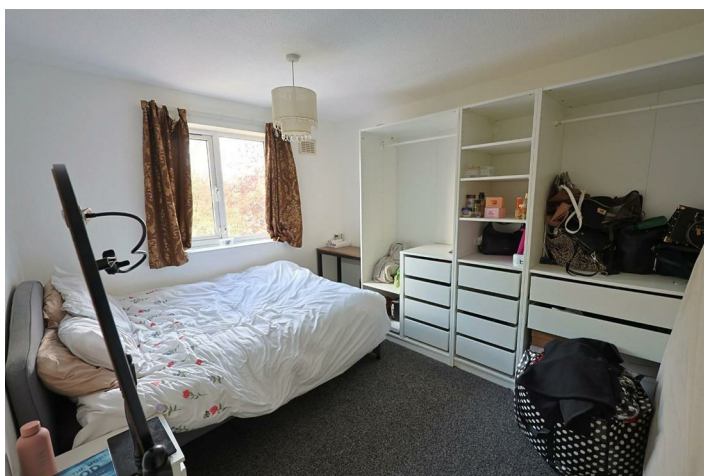
Bathroom 7'6" x 7'2" (2.3 x 2.2)



Living Room 14'1" x 10'9" (4.3 x 3.3)



Bedroom One 14'1" x 9'6" (4.3 x 2.9)



Kitchen 8'10" x 7'2" (2.7 x 2.2)



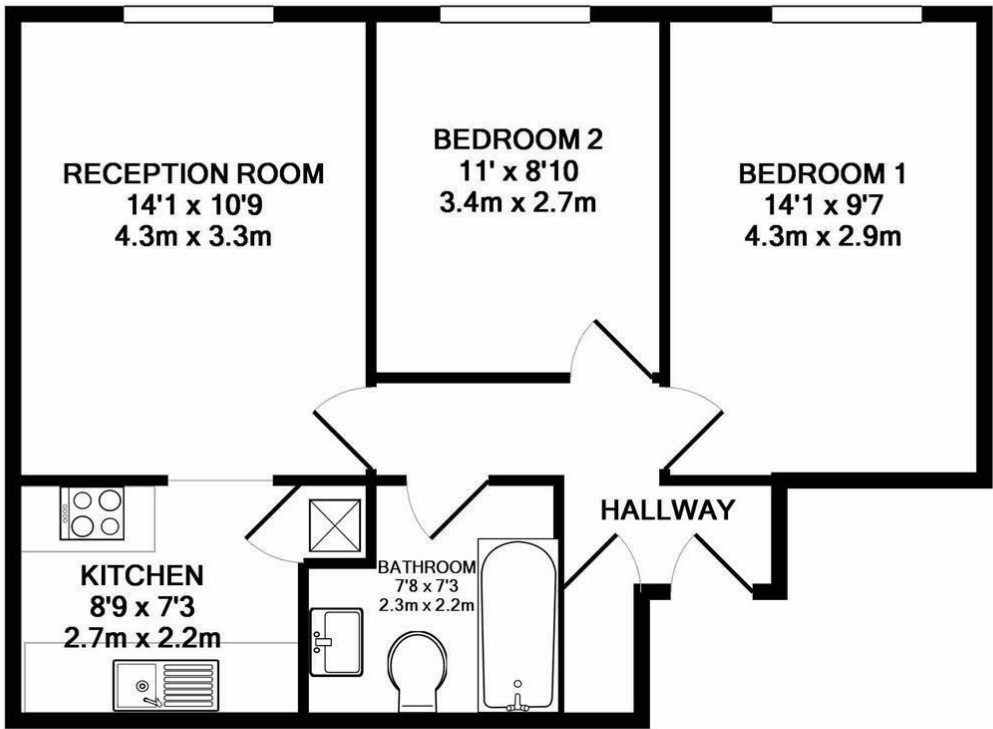
Bedroom Two 11'1" x 8'10" (3.4 x 2.7)



Tenure

Lease - 86 years remaining
Ground Rent- £160pa
Service Charge- £1,611.00pa
Council Tax Band- C (Barnet)

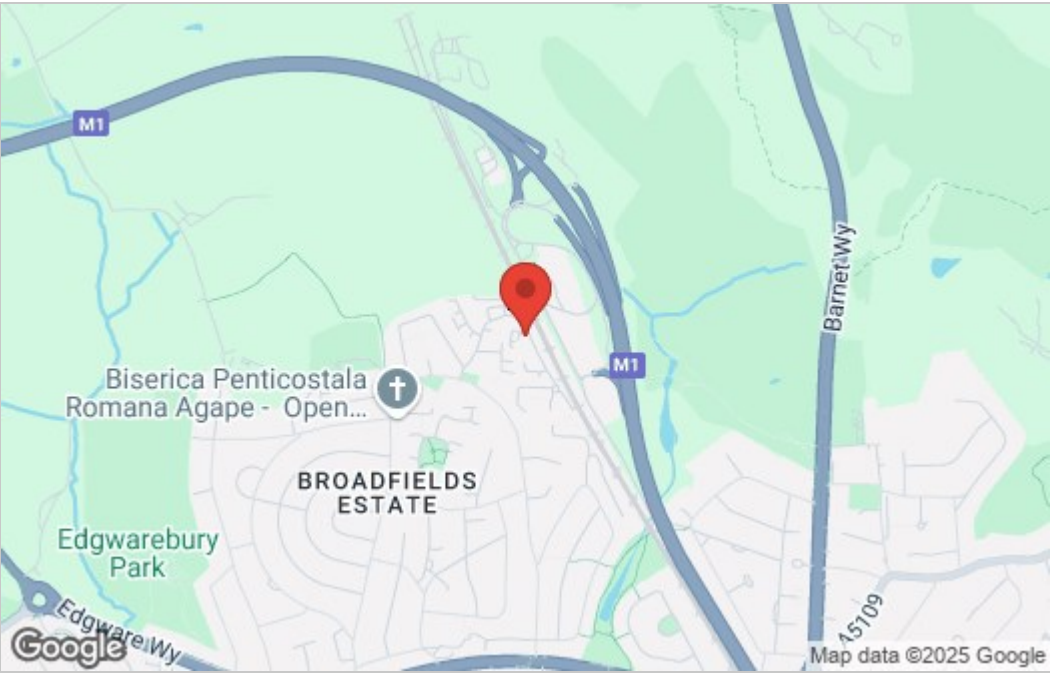
Floor Plan



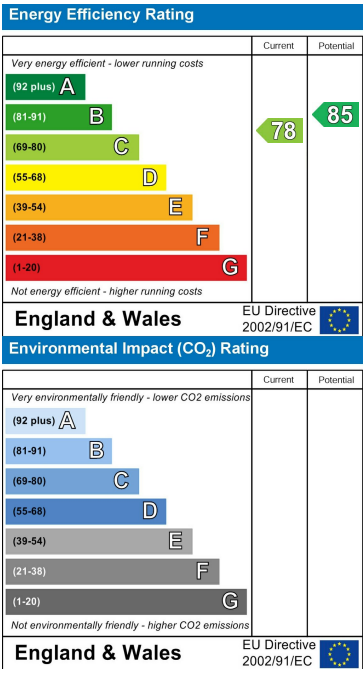
TOTAL APPROX. FLOOR AREA 561 SQ.FT. (52.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Area Map



Energy Efficiency Graph



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