



**BENJAMIN
STEVENS.**
estate agents



Flat 31, 69, Centurion House Station Road, Edgware, HA8 7JQ

Guide Price £695,000

A Three Bedroom fifth floor flat in the heart of Edgware. This property spans an impressive 1,324 square feet perfect for first time buyers.

Upon entering, you are welcomed into a spacious reception and dining room. The room is filled with natural light and the flat features three well-proportioned bedrooms, a family bathroom with an en-suite to bedroom one and bedroom two.

One of the standout features of this property is the large terrace, which boasts stunning views of the surrounding area. The property also includes an underground parking space and a lift within the building.

Located close to local transport links, shops and restaurants.

Call Benjamin Stevens for a viewing!

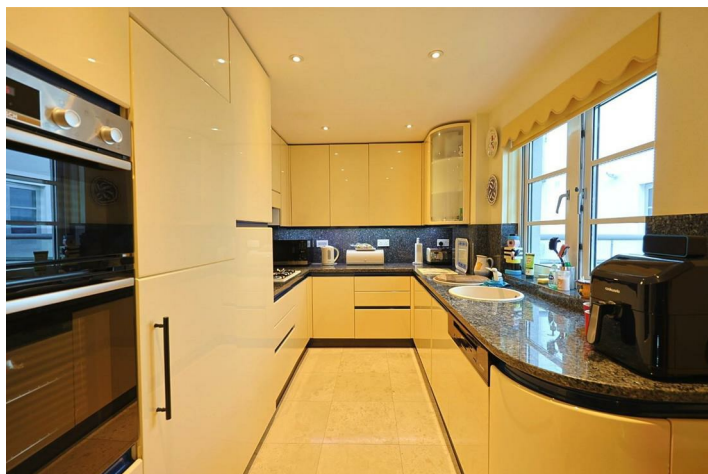
Exterior



Bedroom One 13'10" x 12'11" (4.22 x 3.96)



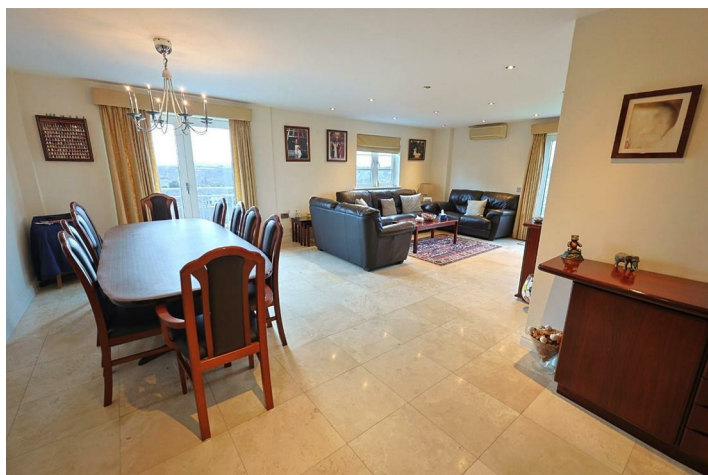
Kitchen 14'7" x 7'6" (4.45 x 2.29)



En-Suite to Bedroom One



Reception/Dining Room 24'2" x 21'5" (7.37 x 6.55)



Bedroom Two 13'10" x 13'1" (4.22 x 3.99)



En-Suite to Bedroom Two



Alternate View Terrace



Bedroom Three 11'3" x 10'7" (3.43 x 3.23)



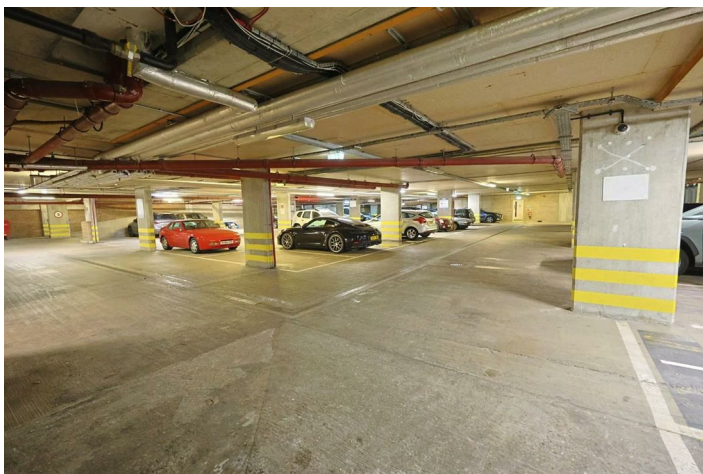
Terrace 10'10 x 53'3 (3.30m x 16.23m)



Bathroom



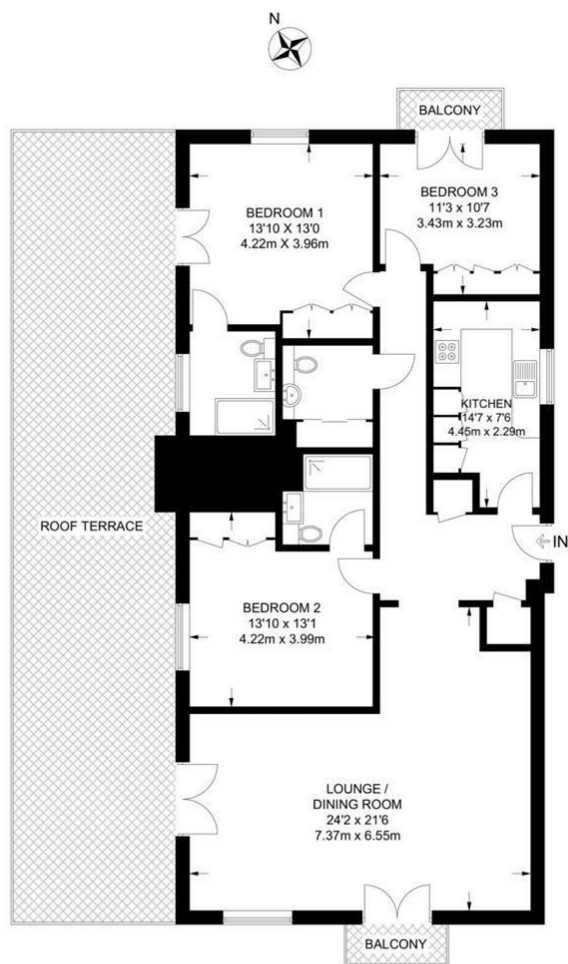
Underground Parking



Tenure

Lease- 105 years remaining
Ground Rent- £250pa
Service Charge- £6,652pa

Floor Plan

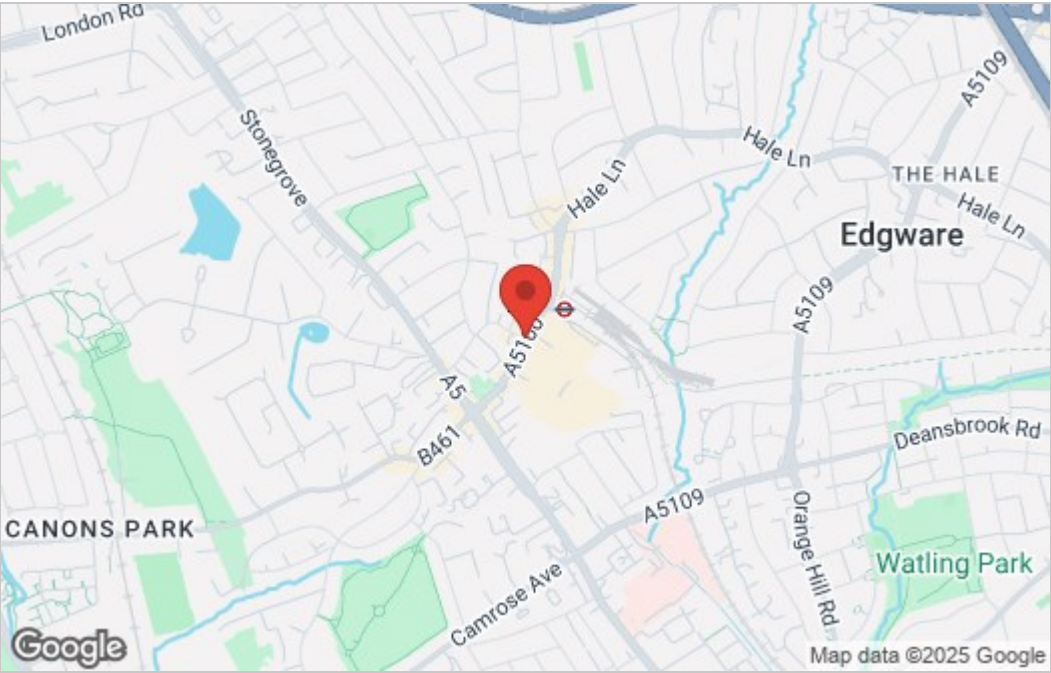


FIFTH FLOOR

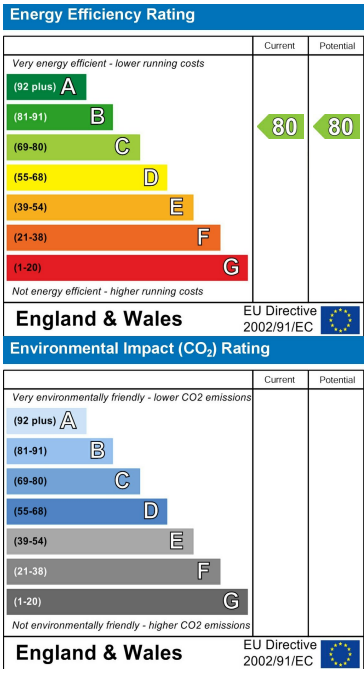
APPROXIMATE GROSS INTERNAL AREA
1328 SQ FT / 123.3 SQ M

This plan has been drawn for illustrative and identification purposes only.

Area Map



Energy Efficiency Graph



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