



PETERMANS
LOCAL PROPERTY EXPERTS



Fry Lane, Edgware Offers In Excess Of £650,000 Leasehold

- 3 Bedroom, 2 Bathroom, End Of Terrace, Family Home
- Entrance Hallway, Landing & Master Bedroom With Vaulted Ceiling
- Bright Reception Room
- Kitchen/Breakfast Room With Vaulted Ceiling
- D/S WC
- Large Under Stairs Storage Cupboard
- Bright & Spacious Master Bedroom With En-suite Shower Room
- 1,220 Sq Ft

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We are delighted to present this immaculately presented three bedroom, two bathroom end of terrace family home, constructed in 2014 by Barratt Homes. Situated on a quiet residential road within Edgware Green, the property enjoys a peaceful setting while offering excellent transport links, with convenient access to Stanmore Station, Edgware Station, and the M1.



The property offers a bright and welcoming entrance hallway featuring a vaulted ceiling, leading to a spacious reception room with direct access to the rear garden. The kitchen/breakfast room also benefits from a vaulted ceiling, complemented by a downstairs cloakroom and a generous utility/storage cupboard beneath the stairs. The first-floor landing enjoys a vaulted ceiling with a skylight, enhancing the sense of space and natural light. The principal bedroom is both spacious and airy, featuring a vaulted ceiling, fitted wardrobes, and a contemporary en-suite shower room. There are two further well-proportioned double bedrooms, along with a modern family bathroom. The rear garden measures approximately 27ft, and the property further benefits from an allocated parking space.





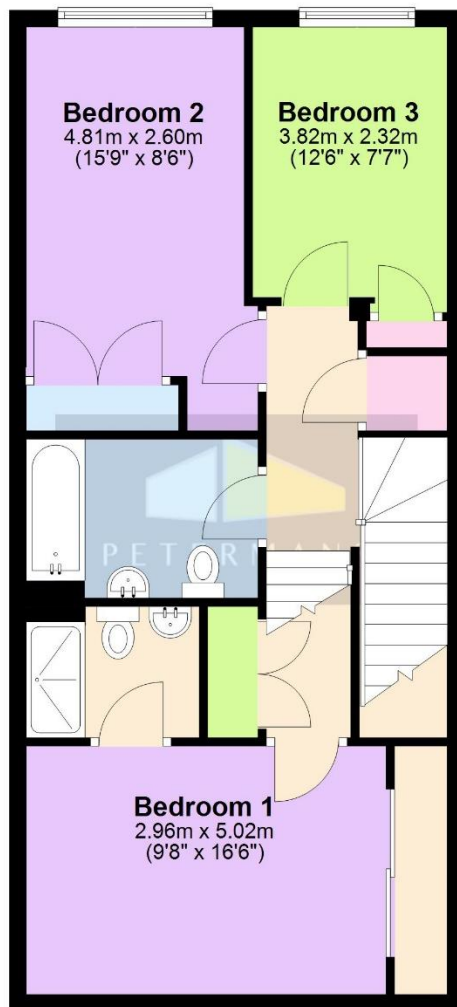
Ground Floor

Approx. 55.8 sq. metres (600.6 sq. feet)



First Floor

Approx. 57.6 sq. metres (620.0 sq. feet)



Total area: approx. 113.4 sq. metres (1220.5 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: OIEO £650,000
Tenure: Leasehold
Beds: 3
Baths: 2
Reception Rooms: 1
Total Sq Ft: 1,220
Council Tax Band: Band E in Barnet
EPC Rating: Band B

Service Charge: £1,900 per annum
Ground Rent: £461 per annum
Lease Length: 999 years from 1 January 2009

Distance to:
Edgware Station: 0.9 Miles
Stanmore Station: 0.9 Miles

