PETERMANS
LOCAL PROPERTY EXPERTS



Leamington House, Stonegrove, Edgware

£449,950
Leasehold

- Two Bedroom, Two Bathroom Ground Floor Apartment
- Spacious & Bright Reception With Access To Balcony
- Separate Fitted Kitchen
- En-Suite Shower Room To Master Bedroom
- Separate Bathroom
- Communal Gardens
- Garage In Block
- Sought After Location
- Long Lease
- Chain Free
- 920 Sq Ft

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We are delighted to present this two bedroom, two bathroom ground floor apartment at the back of the block, benefiting with access to balcony.

Ideally situated on Stonegrove, the property enjoys convenient access to Edgware Station, a variety of local shops, and places of worship, making it an excellent choice for both commuters and families.

The property is also being sold chain free.







The accommodation comprises a bright reception room, with access to the fitted kitchen and private balcony.
The generous principal bedroom features extensive fitted wardrobes and an en-suite shower room, while a further well proportioned double bedroom is served by a family bathroom.
Additional benefits include well maintained communal gardens, and a long lease of over 900 years.




LEAMINGTON HOUSE
FLATS NO 1-29
Leamington House
23 STONEGROVE, EDGWARE

Approx Gross Internal Area
85 sq m / 920 sq ft

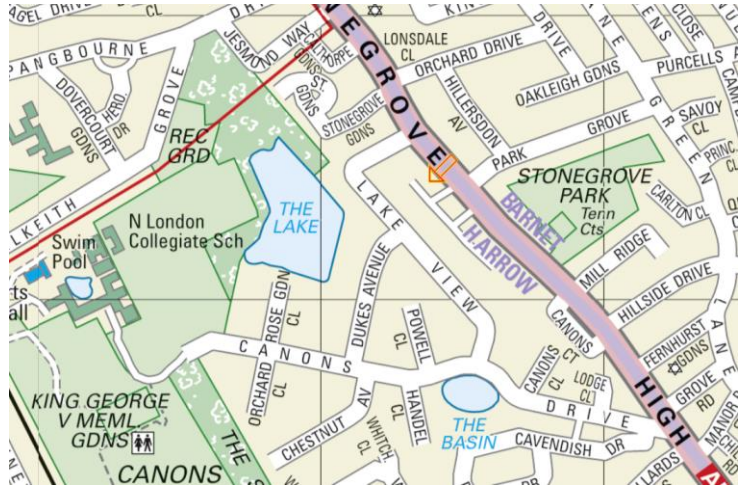


Ground Floor

Price:	£449,950
Tenure:	Leasehold
Beds:	2
Baths:	2
Reception Rooms:	1
Total Sq Ft:	920
Council Tax Band:	Band E in Harrow
EPC Rating:	Band C
Service Charge:	£3,200 per annum
Lease Length:	957 years

Distance to:

Edgware Station:	0.6 Miles
Stanmore Station:	1.0 Miles



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