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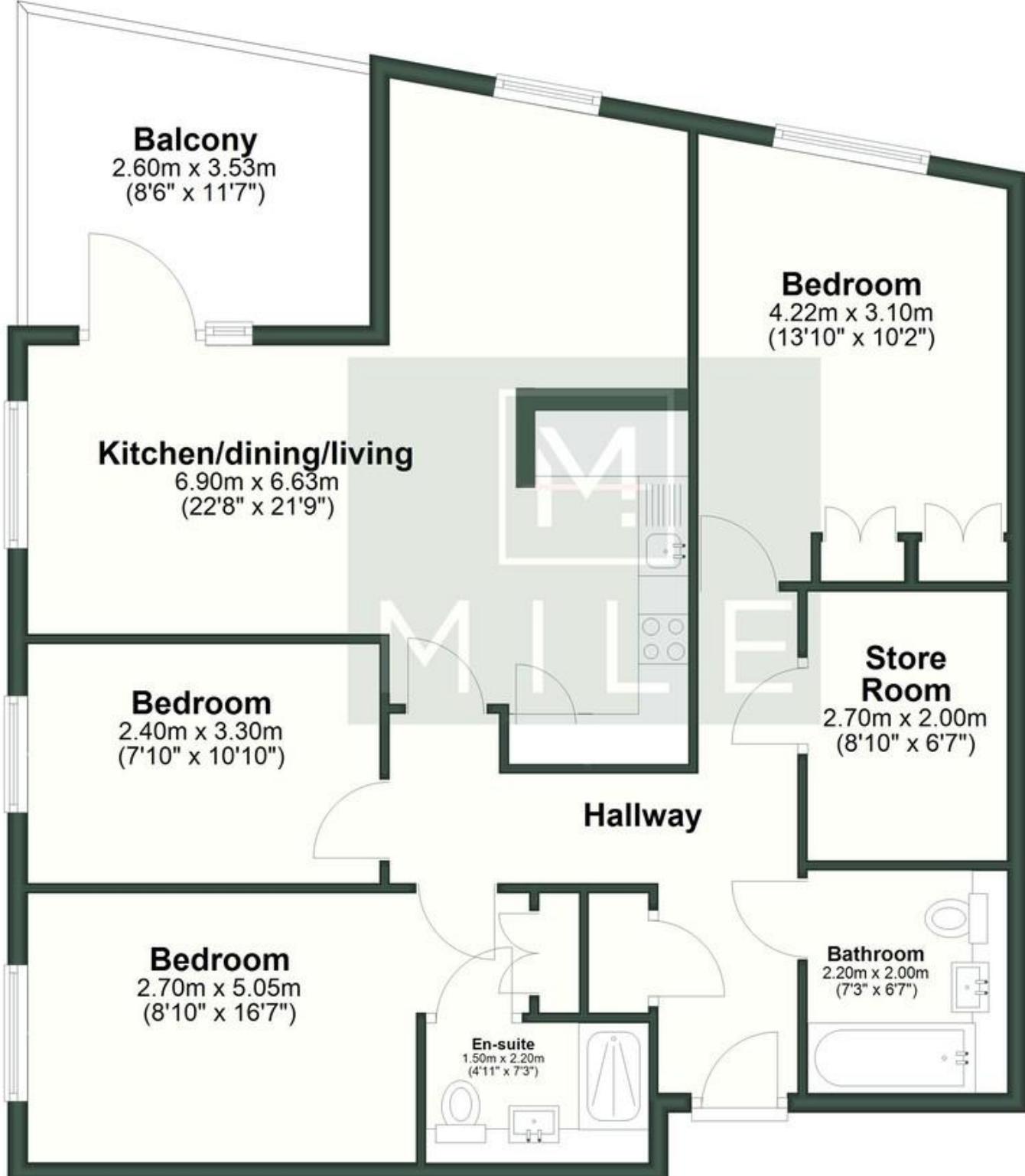
## Edgware Road, London £475,000 Leasehold

Close to local transport, stones throw from Morrison's and ASDA, Immaculate condition, allocated gated parking space, MASSIVE storage room and communal gardens. Three Double bedrooms, two bathrooms (one en-suite) Large open plan reception room with a fully fitted kitchen. HIGHLY SOUGHT AFTER DEVELOPMENT - MUST BE SEEN TO AVOID DISSAPPOINTMENT! EPC RATING B.

- Close to transport
- Stones Throw from Morrisons and ASDA
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS (one En-suite)
- Allocated Parking
- Modern
- EXCELLENT CONDITION
- Massive Storage
- Fully fitted kitchen
- EPC RATING B

## Fifth Floor

Approx. 90.8 sq. metres (977.7 sq. feet)



**MONEY LAUNDERING REGULATIONS 2003:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.