



## Stonegrove

Edgware

£400,000

A two bedroom, two bathroom flat available chain free with Davidson Frost-Wellings.

On the first floor of a prestigious block on Stonegrove is this two bedroom flat with a large reception room, adjoining kitchen, private balcony, family bathroom and ensuite bathroom to the master bedroom.

The flat is in modern condition throughout and benefits from a single garage, a lift, off street parking on a first-come-first-served basis and with no onward chain.

Share of freehold.

Ground rent nil.

Service charge of approximately £3523.54

Harrow Council tax band F.

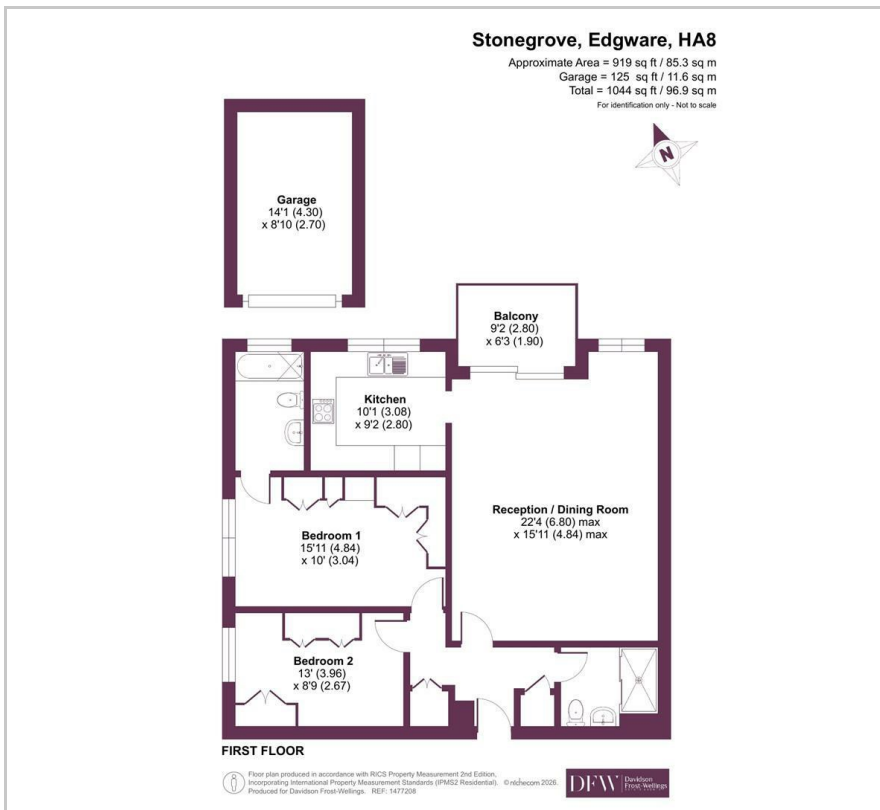
- Two bedrooms
- Two bathrooms
- First floor flat
- Private balcony
- Chain free
- Share of freehold

### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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