



## Stonegrove

Edgware

£425,000

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.

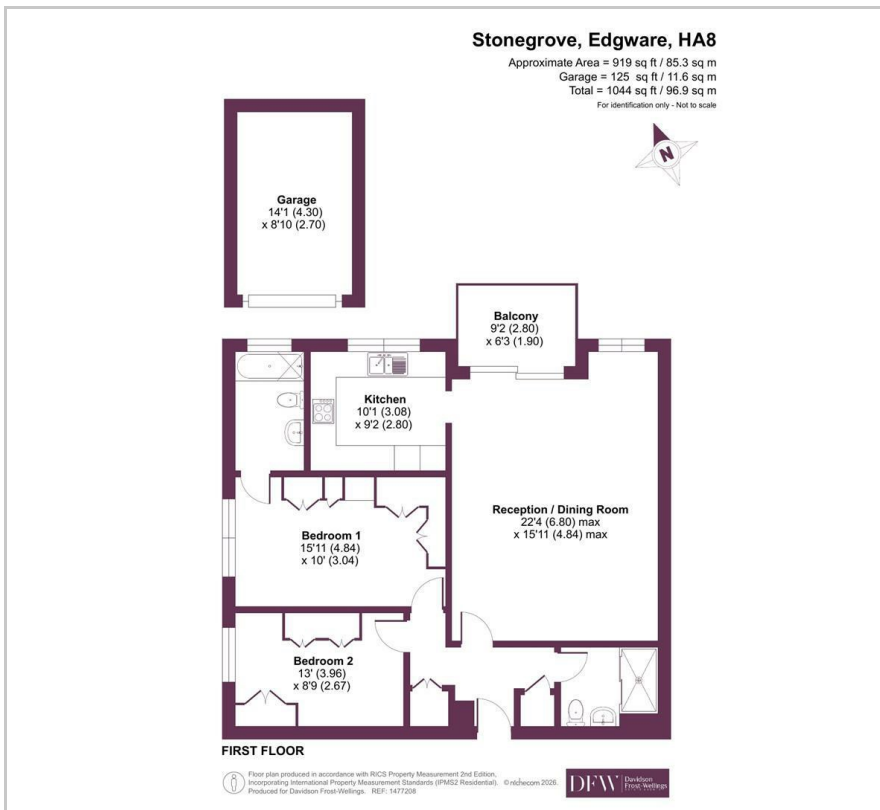
- Two bedrooms
- Two bathrooms
- First floor flat
- Private balcony
- Chain free
- Share of freehold

### 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	



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