



EDGWARE WAY

EDGWARE, HA8 8JZ

£200,000
SHARE OF FREEHOLD

Taylor Hawkins is proud to present this charming one-bedroom flat, located within Eaton Court – a peaceful development exclusively for residents aged 60 and over.

Spacious and well-maintained, the property offers a bright double bedroom, a generously sized bathroom, and a welcoming living area that opens onto a private balcony – perfect for enjoying a morning coffee or some fresh air. The flat benefits from plenty of natural light throughout, creating a warm and inviting atmosphere.

Eaton Court is thoughtfully designed for those in later life, offering an on-site manager for added reassurance, as well as a comfortable communal lounge ideal for relaxing or socialising with neighbours. Residents also have access to on-site parking.

Offered chain-free, this delightful property presents a fantastic opportunity to enjoy comfortable, independent living in a supportive and well-connected community.

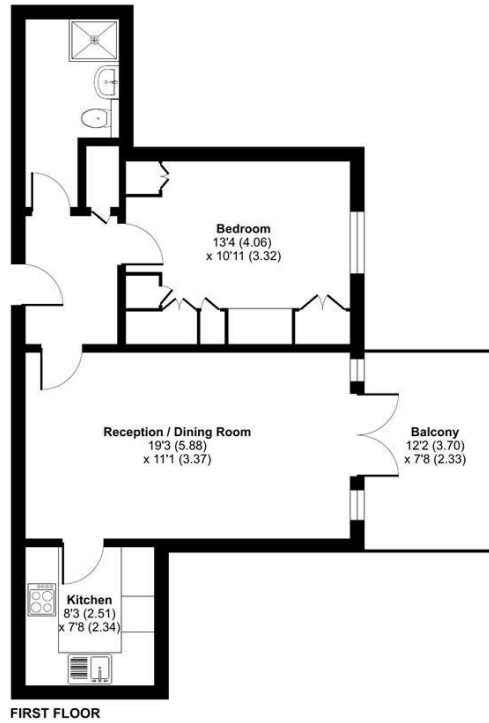


TAYLOR HAWKINS
Estate Agents
0208 958 2222 / Taylor-hawkins.co.uk

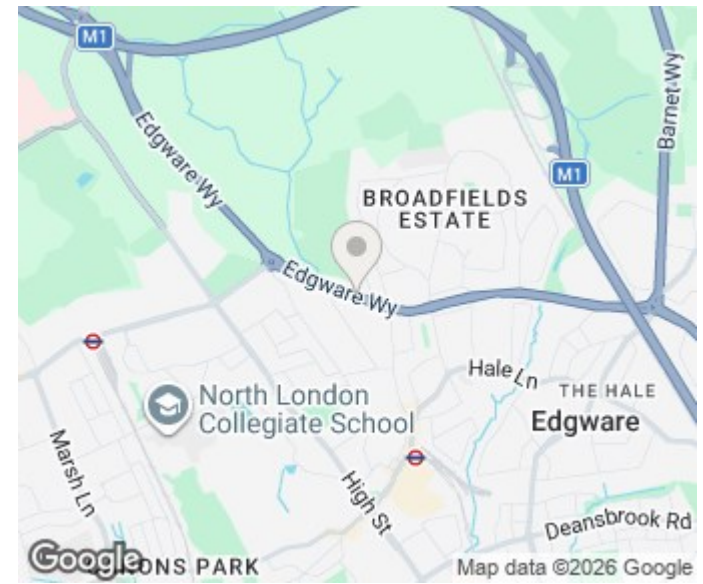
Edgware Way, Edgware, HA8

Approximate Area = 547 sq ft / 50.8 sq m

For identification only - Not to scale



Floor plans produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © brdhecom 2025. Produced for Taylor Hawkins. REF: 1278208



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Edgware Sales
58 Edgware Way
Edgware
Middlesex
HA8 8DJ

020 8958 2222
property@taylorhawkins.co.uk
<https://taylorhawkins.co.uk/>



TAYLOR HAWKINS
Estate Agents
0208 958 2222 / [Taylorhawkins.co.uk](https://taylorhawkins.co.uk)