PETERMANS
LOCAL PROPERTY EXPERTS




# Eaton Court, Edgware Way Edgware

£299,950

Share Of Freehold

- Two Bedroom, Second Floor Apartment In Warden Assisted Block
- Fully refurbished
- Bright Reception Room With Access To Enclosed Balcony
- Fitted Kitchen
- En-Suite Bathroom
- Separate Shower Room
- New Double Glazing
- Communal Lounge Area
- Chain Free
- 749 Sq Ft

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We are pleased to offer this well presented two-bedroom, second floor apartment within a warden-assisted development, which has been completely refurbished. Located in a highly sought-after area, the property enjoys convenient access to central Edgware, a range of local shops, and nearby places of worship. The apartment is offered chain free.







The property offers a bright reception room with access to the fitted kitchen and private, enclosed balcony at the front of the building. There is a second bedroom featuring folding doors opening into the reception room, currently arranged as a dining room. The accommodation is completed by an en-suite bathroom to the primary bedroom and a separate shower room. There is also access to a fully boarded loft for extra storage.  Residents also benefit from a communal lounge, hairdressers room and kitchen, landscaped communal gardens, and 24-hour warden assistance.



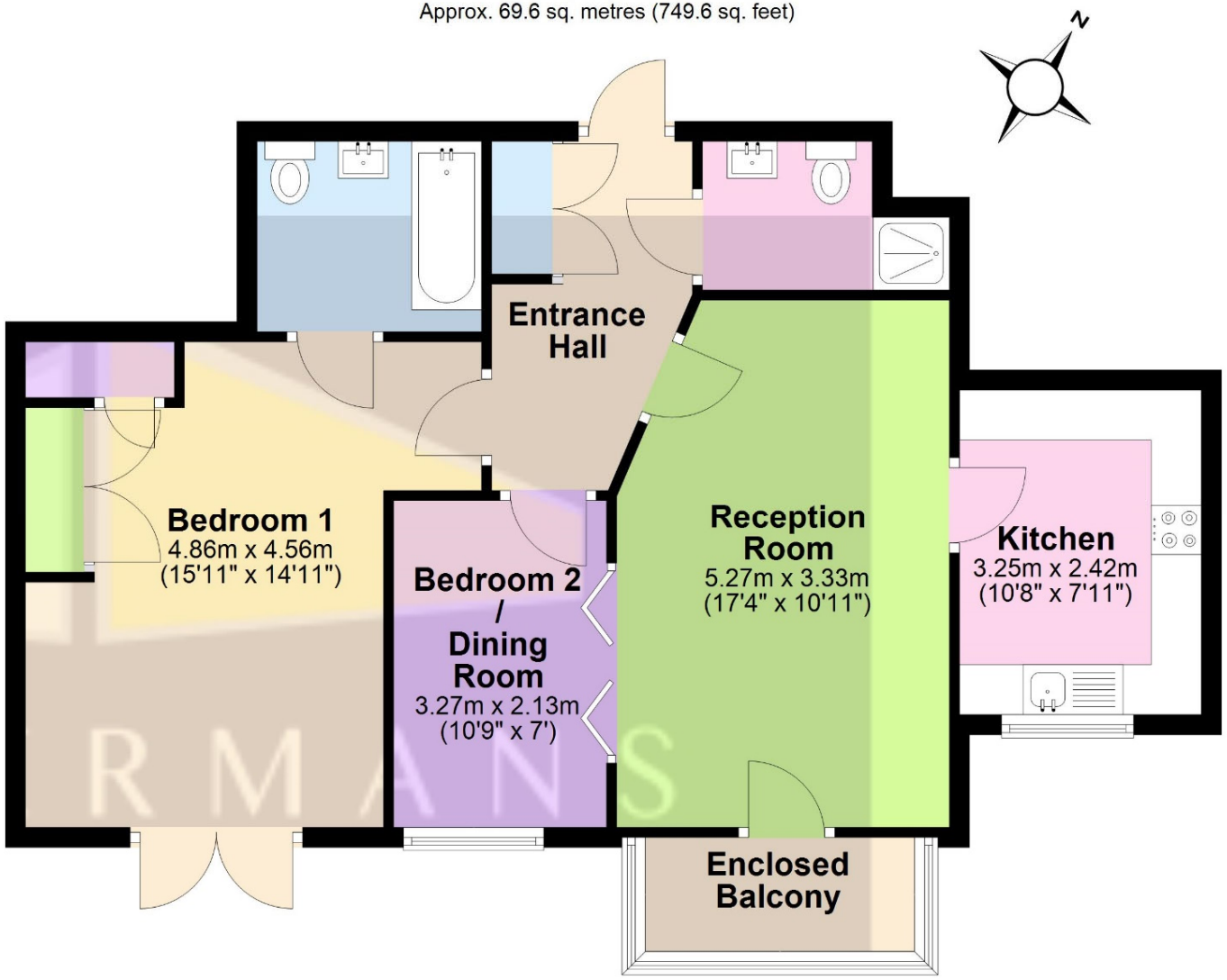






## Second Floor

Approx. 69.6 sq. metres (749.6 sq. feet)




Total area: approx. 69.6 sq. metres (749.6 sq. feet)

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

| | |
|---|---|
| Guide Price: | £299,950 |
| Tenure: | Share Of Freehold |
| Beds: | 2 |
| Baths: | 2 |
| Reception Rooms: | 1 |
| Total Sq Ft: | 749 |
| Council Tax Band: | Band E in Barnet |
| EPC Rating: | Band D |
| Service Charge: | £3,520 per annum |
| Ground Rent: | NA |
| Lease Length: | 995 Years |

Distance to:

| | |
|---|---|
| Edgware Station: | 0.7 Miles |
| Stanmore Station: | 1.1 Miles |

