

LEASEHOLD



Apartment

# FLAT 11, METROPOLITAN COURT, 6 HAYLING WAY, EDGWARE, HA8 8BN

Offers Over

## £400,000

FEATURES



# 2 Bedroom Apartment located in Edgware

Call us on

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Maxwell Estates are pleased to welcome this charming apartment located on Hayling Way in the desirable area of Edgware. This delightful property features two well-proportioned bedrooms, one of which boasts an en-suite bathroom, offering added convenience and privacy.

The apartment includes a spacious reception room and large balcony, perfect for entertaining guests or enjoying quiet evenings at home. The apartment comes with an allocated parking spot.

Situated in a vibrant community, this apartment is close to local amenities, including shops, restaurants, and parks, providing a perfect blend of urban living and tranquility. With excellent transport links nearby, commuting to central London or other areas is straightforward.

This apartment on Hayling Way is a wonderful opportunity for anyone seeking a modern and comfortable home in Edgware.

Lease = 987 Years (Approx.)

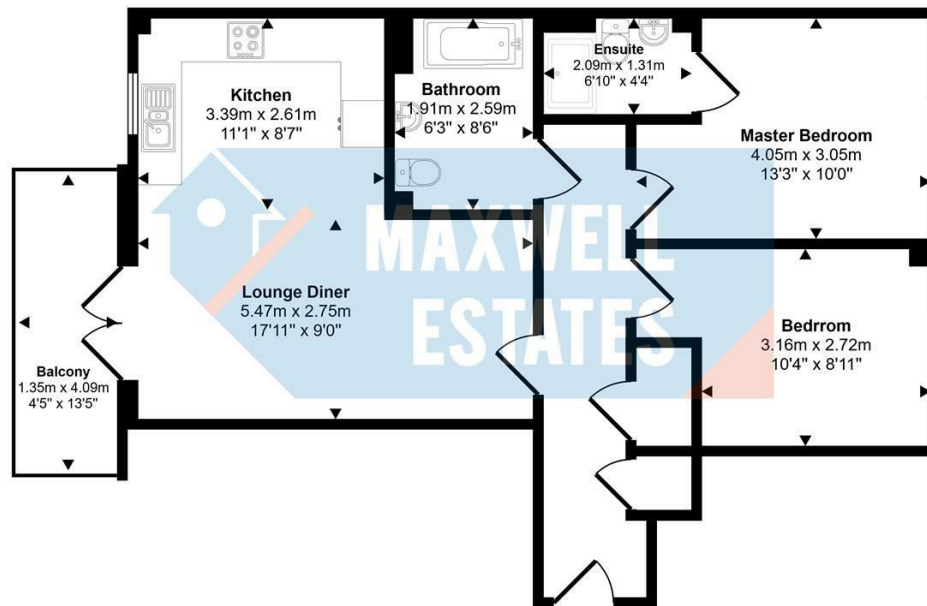
Service charge = £3000 (Approx.)

Ground Rent = £400 (Approx.)

Council Tax Band

E

Approx Gross Internal Area  
66 sq m / 714 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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	

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 are advised to recheck the measurements.

