

Hazel Gardens, Edgware



£350,000.00 - Leasehold

## 2 BEDROOM MAISONETTE

- Large Lounge/Dining Room
- Kitchen/ Breakfast Room
- NEW 125 YEAR LEASE
- NO SERVICE CHARGE
- Loft Space
- Joint Sole Agents



Grove Residential Sales Ltd

[www.groveresidential.co.uk](http://www.groveresidential.co.uk)



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Company No: 9632012 VAT Reg.No: 217 0421 50





These particulars have been prepared with all due care and attention, for the convenience of intending purchasers. Their accuracy is not guaranteed and they do not form any part of a contract. Purchasers should check by inspection the accuracy of these particulars prior to signing a contract.

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A highly desirable maisonette located in central Edgware within walking distance of shops and facilities. This property is in need of modernising but with vision could be transformed into an amazing modern dwelling. Brand new 125 year lease. Joint Sole Agents. CHAIN FREE SALE.

**Front**

Private entrance to flat accessed via front garden pathway.

**Entrance Hallway**

Entrance hallway with staircase leading to flat. Door to shared area.

Upper Hallway - spacious hall with access to all rooms.

**Lounge Dining Room**

Large reception with neutral decor. Measuring 18' x 12'6

**Kitchen/ Breakfast Room**

Large kitchen measuring 12'5 x 12 (when refurbished would have space for table and chairs or breakfast bar).

Bedroom 1 Spacious double bedroom measuring 14'2 x 12'6

with built in wardrobes.

**Bedroom 2**

Bright and airy room measuring 9'6 x 8'9

**Bathroom**

Measuring 10'3 x 5'4

**Tenure**

New Lease - 125 Years Remaining

Service Charge - none

Ground Rent - to be confirmed.

**Tenure**

We are informed that the tenure is Leasehold

**Viewing**

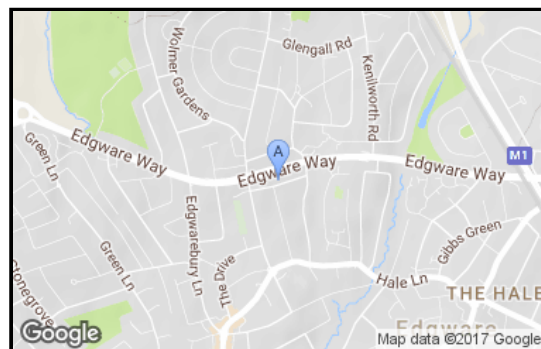
Strictly By Appointment Only. Grove Residential, 0208 958 8958

**Grove Residential Estate Agents.**  
**Residential Sales, Lettings & Management**  
 297 Hale Lane, Edgware, Middlesex, HA8 7AX

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	77
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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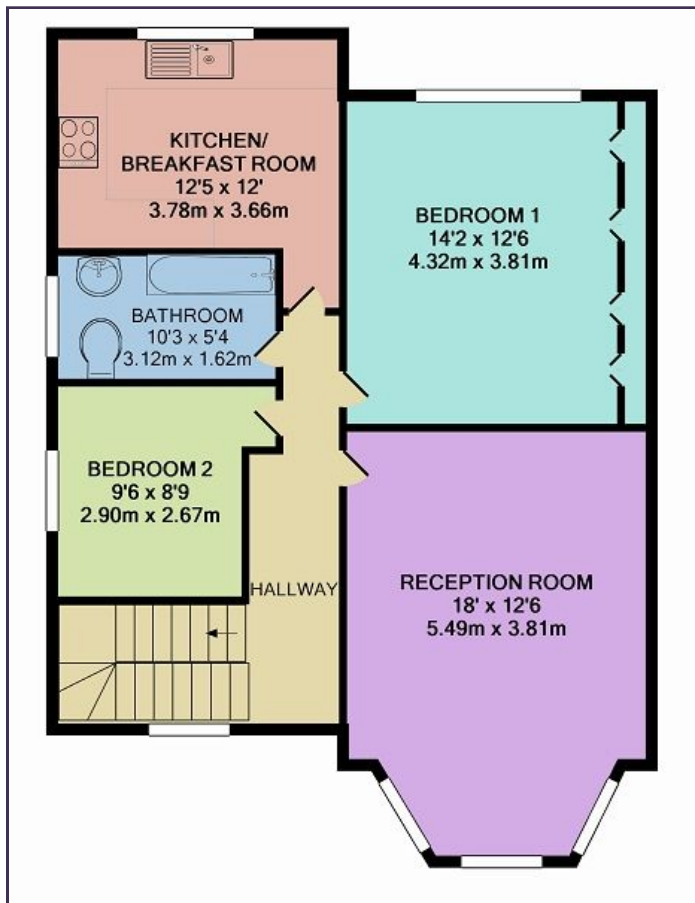
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