

PETERMANS
LOCAL PROPERTY EXPERTS



Penshurst Court, Edgware £325,000 Share Of Freehold

- Two Bedroom, Two Bathroom Ground Floor Apartment
- Spacious Reception Room
- Kitchen Breakfast Room
- En-Suite Shower Room
- Bathroom
- Highly Sought After Location Near Edgware Station
- No Chain
- 856 Sq Ft

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We are delighted to offer this rarely available, spacious 2 bedroom, 2 bathroom ground floor apartment in this highly sought after location, providing easy access to Edgware's local shops and transport. The property is being sold chain free.



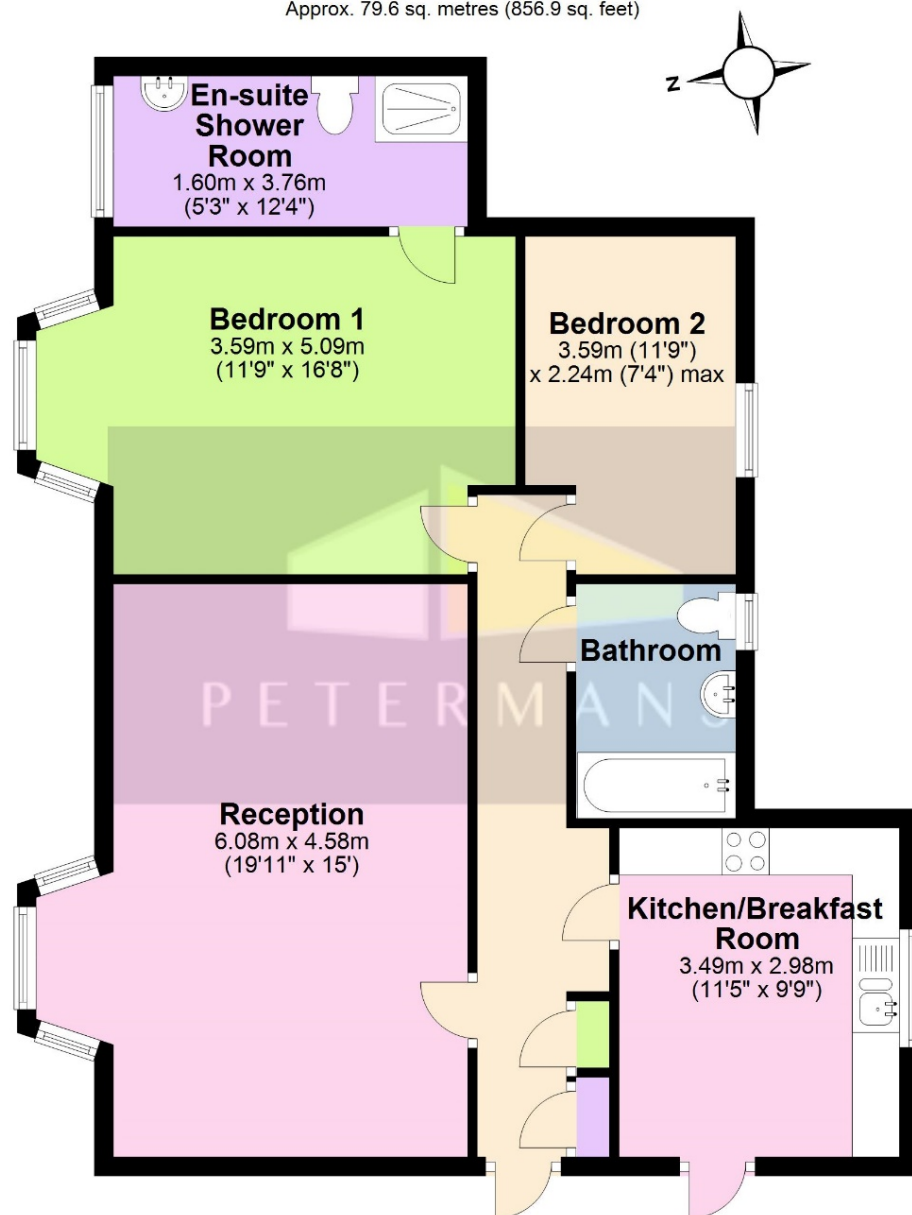
The property comprises a spacious reception room, fitted kitchen/breakfast room, en-suite shower room to the master bedroom, spacious 2nd bedroom and shower room. The property would benefit from some modernisation.



Score	Energy rating	Current	Potential
92+	A	73 C	80 C
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 79.6 sq. metres (856.9 sq. feet)



Total area: approx. 79.6 sq. metres (856.9 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:	£325,000
Tenure:	Share Of Freehold
Beds:	2
Baths:	2
Reception Rooms:	1
Total Sq Ft:	856
Council Tax Band:	Band D in Barnet
EPC Rating:	C
Service Charge:	£2,675.77 Per Annum
Ground Rent:	Peppercorn
Lease Length:	970 Years Remaining

Distance to:
 Edgware Station: 0.2 Miles
 Stanmore Station: 1.7 Miles

