



**Connells**

Premier House Station Road  
Edgware



### Property Description

Connells are pleased to offer to the market this well-presented one-bedroom apartment within the sought-after Premier House development situated in the heart of Edgware, offers contemporary living with excellent access to local amenities and transport links.

The accommodation comprises a welcoming entrance hallway leading into a bright and spacious open-plan kitchen/reception room, creating the ideal space for both relaxing and entertaining. The modern fitted kitchen is thoughtfully designed with a range of wall and base units, ample worktop space and room for integrated appliances, while the reception area benefits from generous natural light.

The property further features a well-proportioned double bedroom and a stylish bathroom suite.

In addition, residents will appreciate the practicality of a separate boiler room and a useful storage room, providing valuable extra space rarely found in similar apartments.

Perfectly positioned on Station Road, the property is just moments from Edgware's array of shops, restaurants, supermarkets and leisure facilities, while Edgware Underground Station (Northern Line) offers convenient links into Central London.

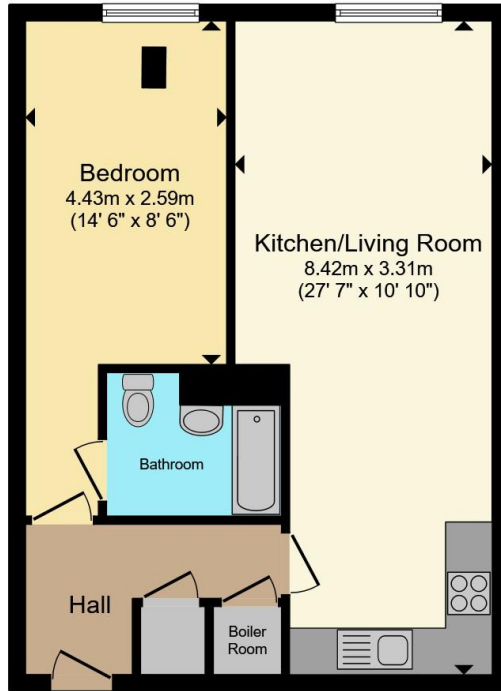
The apartment would make an ideal first-time purchase or investment opportunity.

### Agents Note:

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you to satisfy yourself in relation to the boundaries, condition and services prior to proceeding.







**First Floor**

Total floor area 50.5 m<sup>2</sup> (544 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

EPC Rating: D Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HRW313142](http://connells.co.uk/Property/HRW313142)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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