

The Floorplan...



More Details From...

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Brian Cox Estate Agents are pleased to present this well-proportioned two-bedroom, two-bathroom apartment to the market. The apartment is bright and airy throughout, benefiting from an abundance of natural light and a spacious internal layout extending to approximately 778 sq ft. Conveniently located in Edgware, the property offers excellent access to local amenities, transport links, and well-regarded schools. Upon entering, you are welcomed by a long and practical hallway which leads through to a generous open-plan kitchen/living area, providing an ideal space for both everyday living and entertaining. The kitchen is well laid out with ample base and wall units, work surfaces, space



£315,000

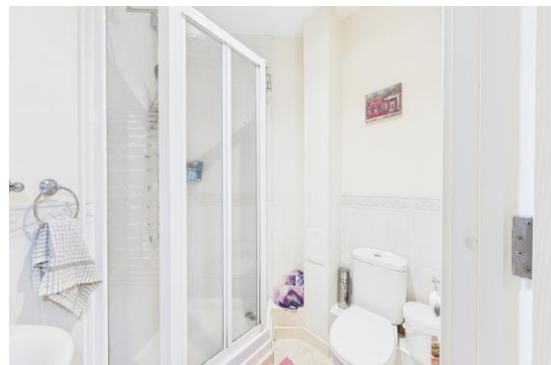
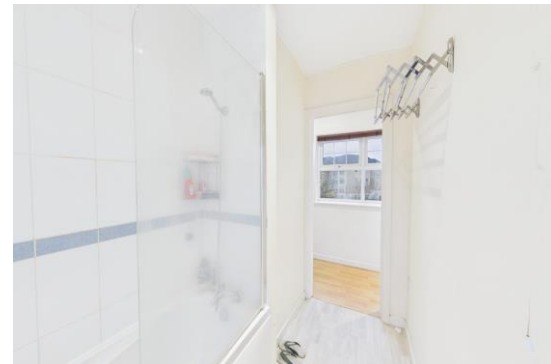
Butler Close, Edgware HA8 5QQ

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



In Brief...

- Two Bedroom, Two Bathroom Apartment
- Open plan fitted kitchen/reception room
- EPC Rating B & Council Tax Band F
- Brilliant Location



The Location...

Nearest Stations ...

Burnt Oak Station – 0.6 miles
Queensbury Station – 0.6 miles
Kingsbury Station – 0.9 miles

Close to Burnt Oak and Queensbury Tube Stations, both on the Northern and Jubilee Lines respectively, providing excellent links into central London. The area also benefits from nearby Kingsbury Station on the Jubilee Line, with frequent services across London. Local bus routes offer connections toward Edgware, Brent Cross, Harrow, and North West London destinations. There is also a selection of schools nearby including local primary and secondary options, and the development is located in a well-connected and family-friendly neighbourhood.