

# Luther Close Edgware, HA8



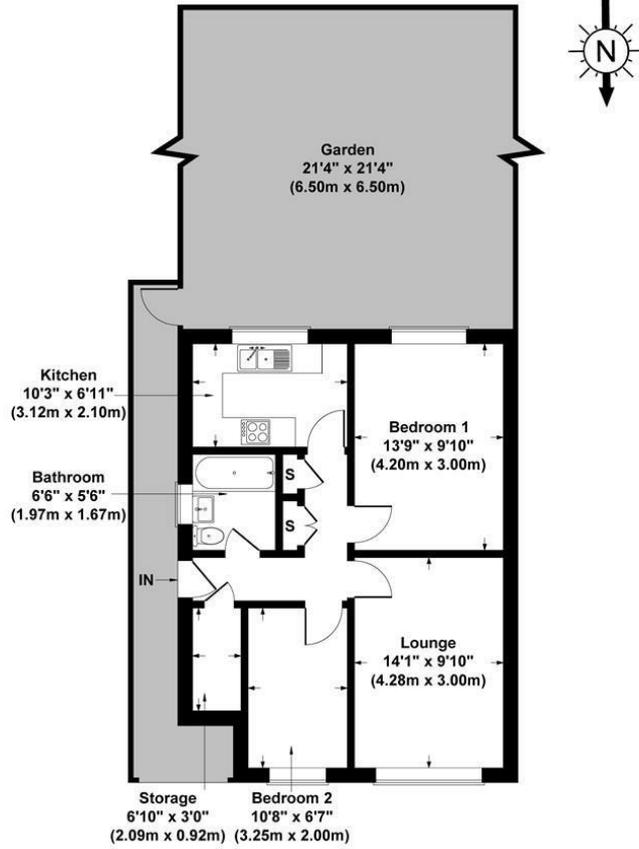
- Two Bedrooms
- Private Garden
- Ground Floor
- Modern Kitchen / Bathroom

Investment Opportunity. A ground floor two bedroom maisonette with a private garden located in Edgware. The property benefits from two double bedrooms, a spacious reception room and modern kitchen and bathroom. Viewings available via sole agent, Dani Denby.

**Asking price £295,000**



**Luther Close Edgware HA88YU**  
 Gross Internal Area 570 sq ft / 53 sq metres



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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			
		70	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
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