



Connells

Buckingham Road
Edgware



Property Description

PUBLIC NOTICE:

103 Buckingham Road, Edgware HA8 6NN

We advise that an offer has been made for the above property in the sum of £220,000. Any persons wishing to increase on this offer should notify Connells of their best offer prior to exchange of contracts.

Telephone Number: 020 8427 4321

Connells are delighted to present this well-proportioned two-bedroom flat, ideally situated on the second floor of a purpose-built development on the ever-popular Buckingham Road, Edgware.

The property offers a bright and airy feel throughout, with well-defined living accommodation ideal for first-time buyers, downsizers or buy-to-let investors alike. The welcoming entrance hallway provides access to all rooms, including a spacious reception room which benefits from ample natural light and offers comfortable space for both relaxing and dining.

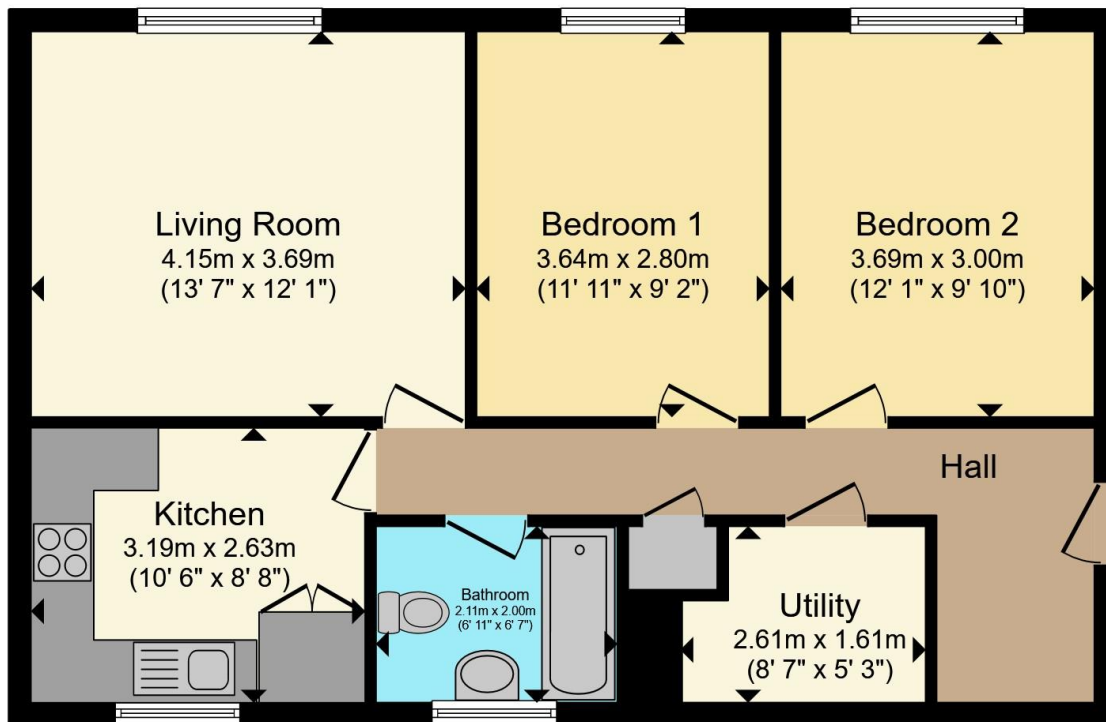
The fitted kitchen is thoughtfully arranged, providing practical storage and worktop space, while offering excellent potential for modernisation to suit individual tastes. Both bedrooms are generously sized, with the principal bedroom benefiting from excellent proportions and room for freestanding furniture. The second bedroom is ideal as a guest room, home office or additional sleeping accommodation.

Completing the property is a well-appointed bathroom featuring a matching suite and neutral décor.

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.





Total floor area 65.2 m² (701 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



To view this property please contact Connells on

T 020 8427 4321
E 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/HRW312847

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HRW312847 - 0004