



Station Road,  
Edgware,  
HA8 7AF

£280,000



Hunters Stanmore are proud to present this stylish one-bedroom apartment, set on the 11th floor of the highly sought-after Premier House development in the heart of Central Edgware.

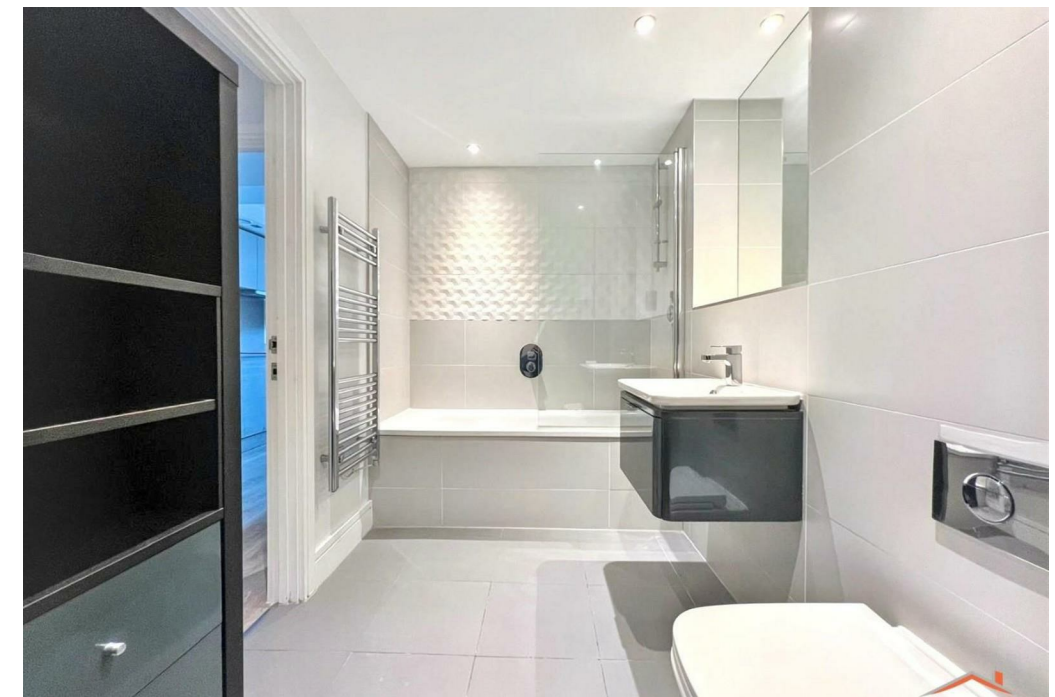
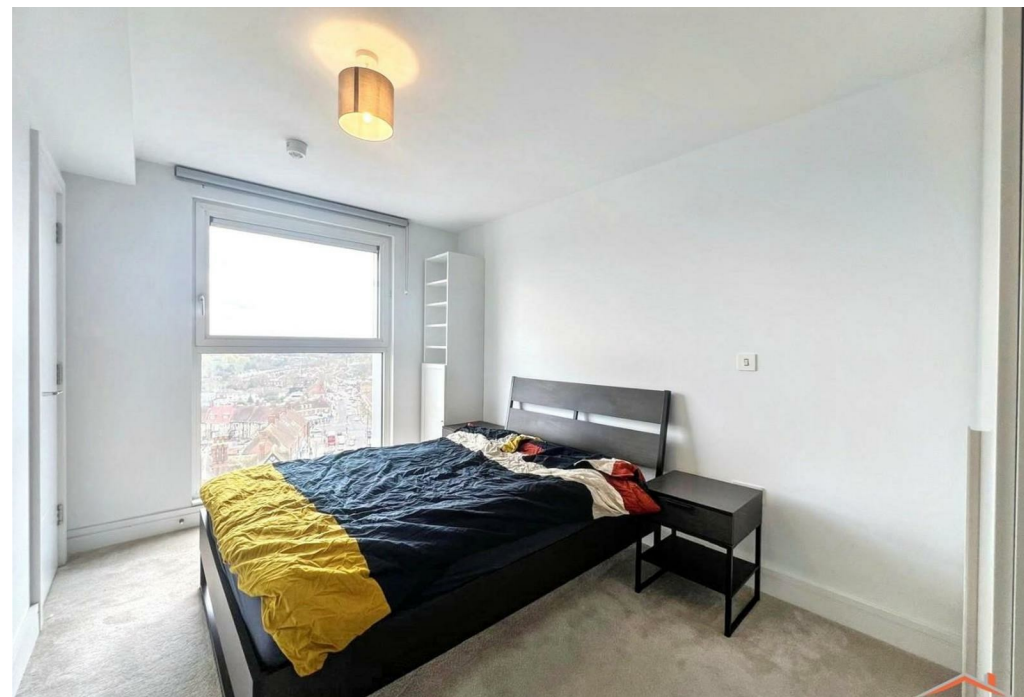
This well-presented home offers a bright and contemporary open-plan kitchen and reception area, designed for modern living and entertaining. Floor-to-ceiling glazing provides excellent natural light and leads directly onto a private balcony, offering impressive far-reaching views and space for outdoor dining.

The apartment features a generously sized double bedroom, complemented by a modern family bathroom and ample storage throughout. Underfloor heating adds an extra level of comfort and efficiency.

Residents benefit from lift access and a concierge service, enhancing both convenience and security.

Ideally positioned just moments from Edgware Underground Station (Northern Line), the Broadwalk Shopping Centre, and a wide range of local amenities, this property is perfectly suited to first-time buyers, professionals, or investors.

Offered chain free with a long lease, this is an excellent opportunity to acquire a high-quality apartment in a prime location. Early viewing is highly recommended.



**Tenure: Leasehold**  
**Council Tax Band: C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	