PETERMANS
LOCAL PROPERTY EXPERTS

Leamington House, Stonegrove, Edgware

Offers In Excess Of £325,000 Leasehold

- Two Bedroom, First Floor Flat
- Open Plan Reception Room & Kitchen Area With Access To Balcony
- Four Piece Bathroom
- Communal Gardens
- Garage In Block
- Lift In Block
- Long Lease
- 643 Sq Ft

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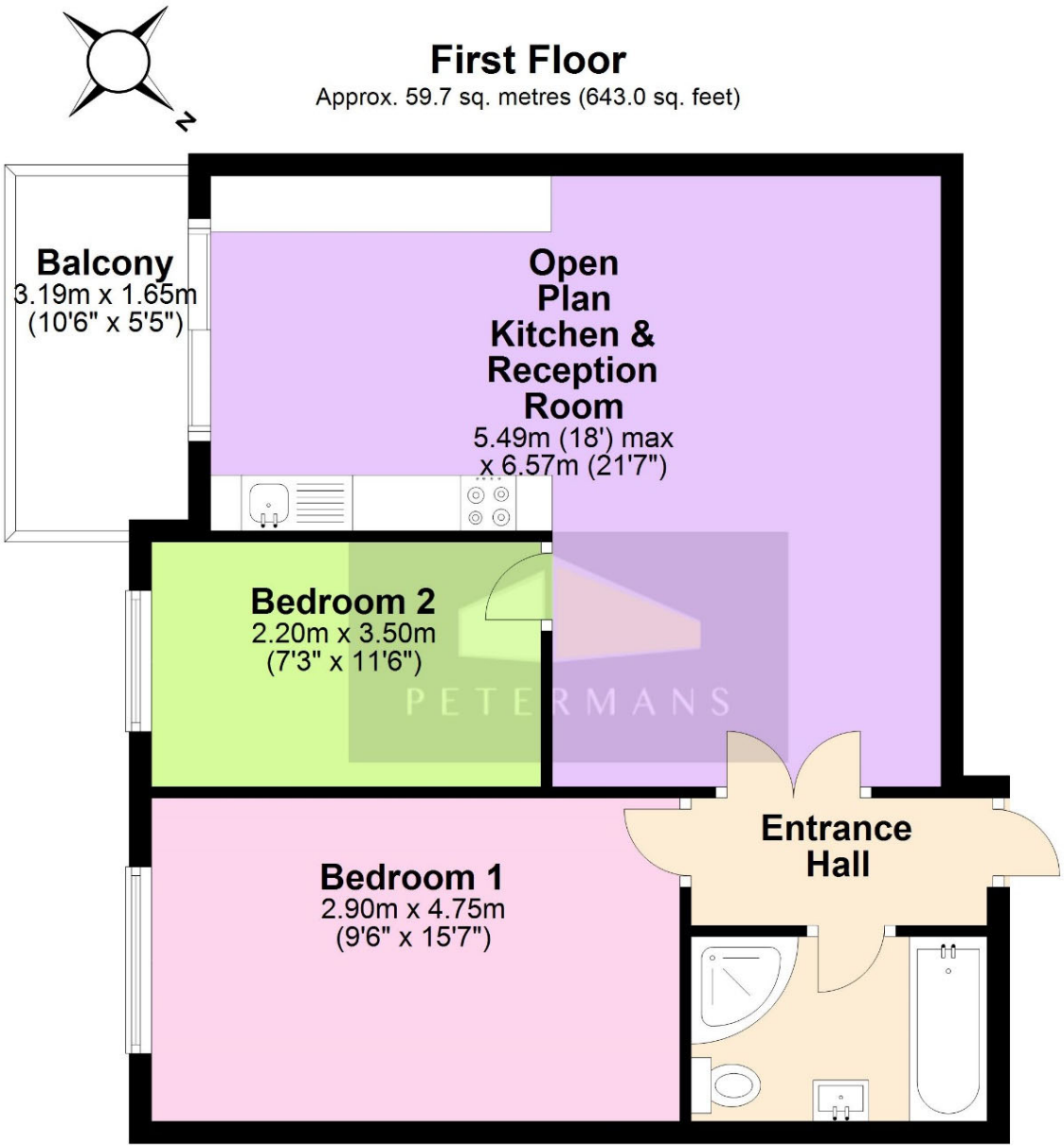
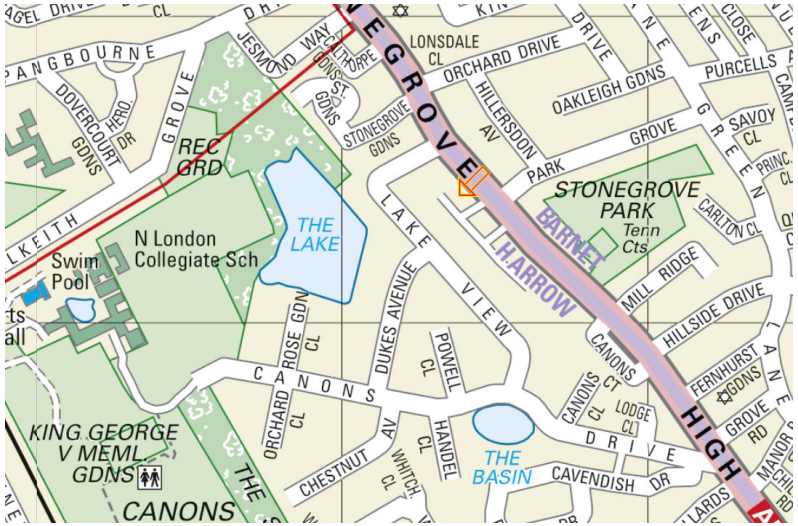
This 2 bedroom, first floor apartment is conveniently located on Stonegrove with easy access to Edgware Station, places of worship and shops.

The property comprises an open plan reception room and kitchen area with doors leading out onto a private balcony at the side of the block. There are two bedrooms and bathroom with a separate shower. There is also a garage to the rear of the block and communal gardens.



Total area: approx. 59.7 sq. metres (643.0 sq. feet)

Price:	OIEO £325,000
Tenure:	Leasehold
Beds:	2
Baths:	1
Reception Rooms:	1
Total Sq Ft:	643
Council Tax Band:	Band D in Harrow
EPC Rating:	Band C
Service Charge:	£2,503 per annum
Lease Length:	958 years remaining
Distance to:	
Edgware Station:	0.6 Miles
Stanmore Station:	1.0 Miles



VIEWING STRICTLY BY APPOINTMENT ONLY.

PETERMANS TEL: 020 8958 5040 Please Note That The Gas And Electric Appliances Have Not Been Tested To Ensure That They Are In Working Order. All Measurements Are Taken With A Laser Tape Measure And Therefore Subject To Some Variation. We Recommend Any Potential Purchaser Checks These For Themselves To Confirm Their Accuracy