

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

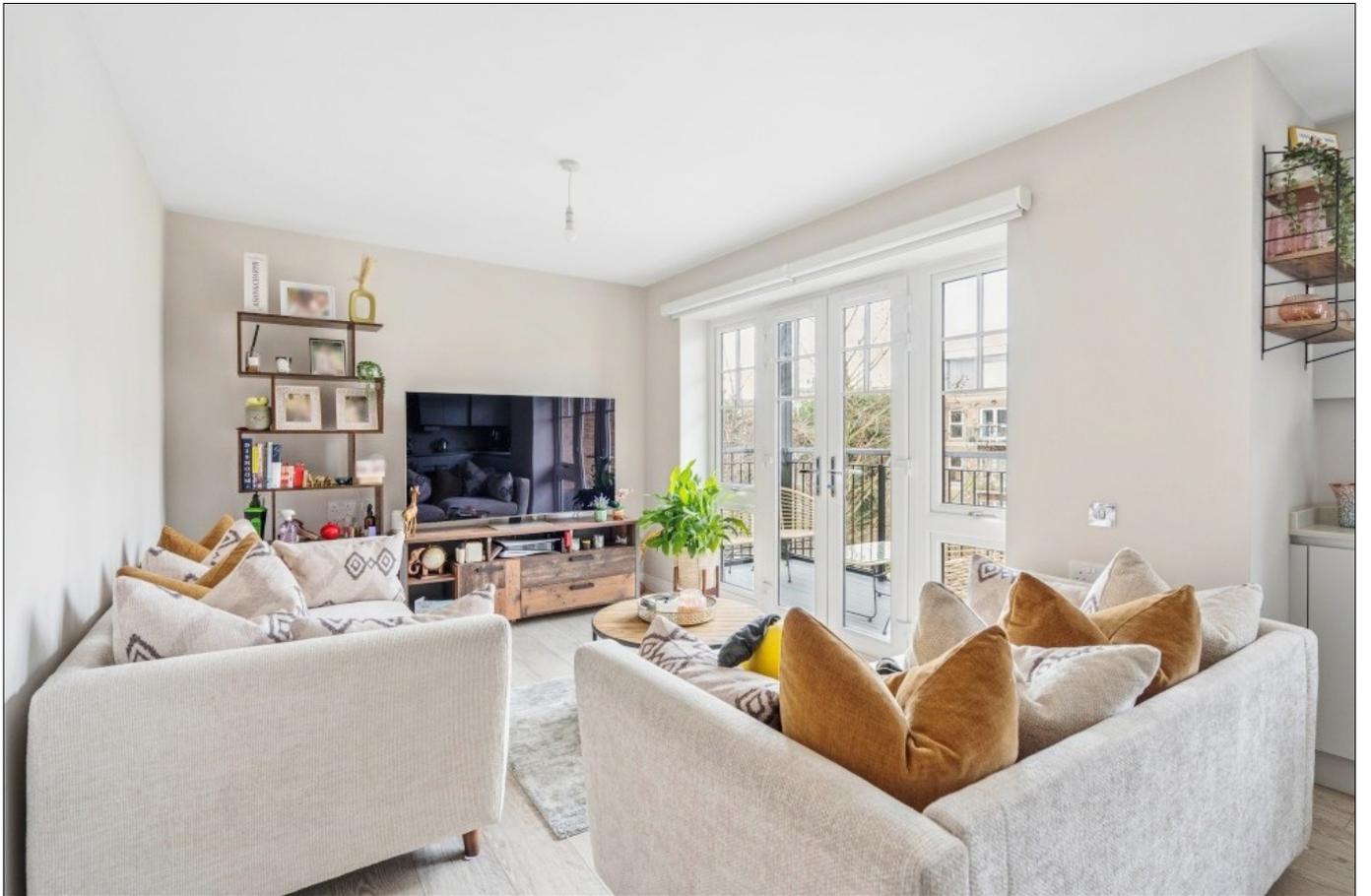
HIGH STREET, EDGWARE, MIDDLESEX, HA8 7EX



PRICE....£539,950....LEASEHOLD

This stunningly presented two double bedrooms, two bathrooms first floor apartment (798 sq.ft/74.1 sqm), is set in this popular location within a short walk of Edgware Town Centre with its array of shops, restaurants, coffee houses, supermarket and the Broadwalk Shopping Centre. Both Edgware Northern Line Tube Station and Bus Terminal are also within a short distance. The accommodation comprises of a communal entrance access by video entry phone system with stairs and lift to the first floor. The apartment consists of a 24'11ft open plan kitchen/reception room with private balcony, 12'11ft master bedroom with fitted wardrobes and a luxury fitted shower room/WC, 11'3ft bedroom two with a fitted wardrobe, and a luxury fitted family bathroom/WC. Outside there is allocated parking for one car and communal roof terrace. The property benefits from being sold with the balance of the NHBC warranty and from an unexpired lease term of 244 years.

020 8866 0222











COUNCIL TAX

London Borough of Barnet - Band D - £2,065.52

LEASE & SERVICE CHARGE

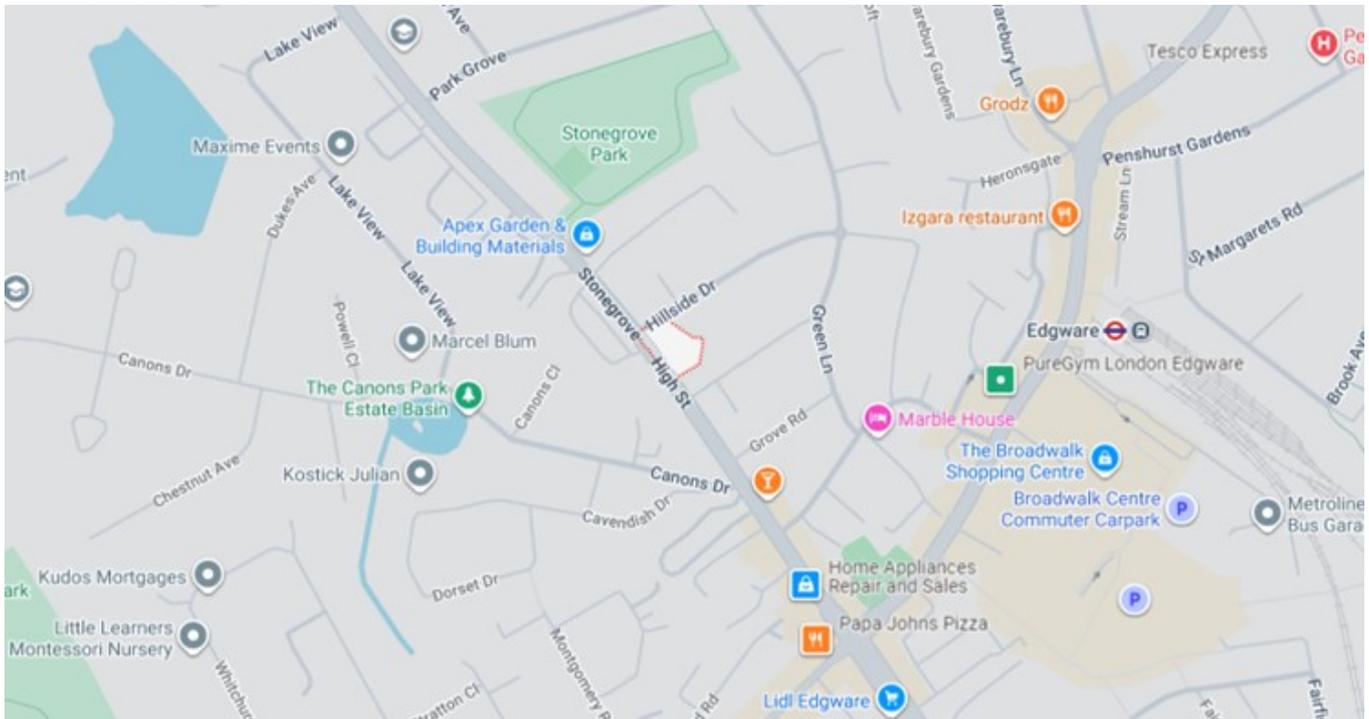
Lease - 244 years remaining
Service Charge - £1,600 pa (Including Building Insurance)
Ground Rent - £529.50 per annum

LOCAL SCHOOLS

Edgware Primary School - 0.48 Miles
Woodlands School - 0.67 Miles
North London Collegiate School - 0.54 Miles
Northgate School - 0.69 Miles

LOCAL TRANSPORT

Edgware Station (Northern Line) - 0.5 Miles
Canons Park Station (Jubilee Line) - 0.8 Miles

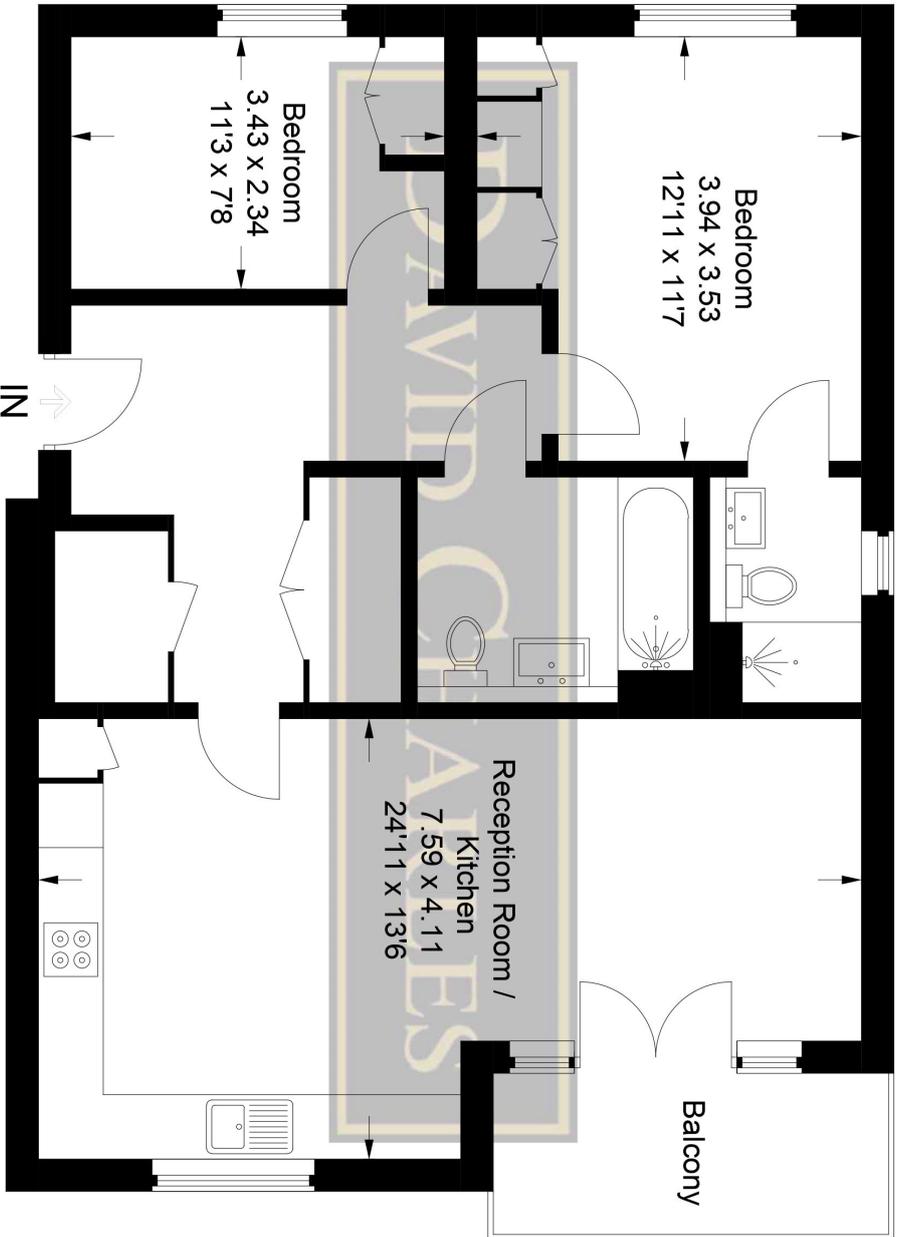


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Hillgrove House

Approximate Gross Internal Area = 74.1 sq m / 798 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for David Charles

For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.