

Connells

Whitchurch Lane
Edgware

Whitchurch Lane
Edgware HA8 6NZ

for sale offers in excess of
£350,000







Property Description

Connells are delighted to present this spacious and well-appointed two-bedroom first-floor converted flat, ideally situated on the popular Whitchurch Lane in Edgware. Offering generous living accommodation throughout, this charming home is perfect for first-time buyers, downsizers and investors alike.

The property features a bright and welcoming reception room, providing an excellent space for both relaxing and entertaining. A separate fitted kitchen offers ample storage and worktop space, making it ideal for everyday living.

There are two well-proportioned bedrooms, both benefiting from good natural light, with the principal bedroom enjoying the convenience of an en-suite bathroom. In addition, the property boasts a second family bathroom, providing flexibility and comfort for residents and guests.

Externally, the property benefits from a rear garden, offering a fantastic outdoor space for dining, entertaining or simply enjoying the warmer months.

Whitchurch Lane enjoys a convenient location with easy access to a range of local shops, supermarkets, schools and recreational facilities. Excellent transport links are nearby, including Edgware Underground Station (Northern Line) and various bus routes, providing straightforward access into Central London and surrounding areas.

Combining generous accommodation, outdoor space and a sought-after location, this attractive converted flat presents an excellent opportunity for a wide range of purchasers.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 67.9 m² (731 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

Connells

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: C

Council Tax Band: C

Service Charge: 700.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW312829

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Feb 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.