



## Monfort Court, Green Lane

Edgware

Offers in excess of £400,000

A two bedroom, two bathroom flat available in good condition with Davidson Frost-Wellings.

The flat has a large, dual aspect reception room with an open plan kitchen and access to a private balcony. In addition there is a master bedroom with en suite shower room, with a large second bedroom and family bathroom.

The building is a modern build with a secure entryphone, lift, communal gardens and underground parking.

Leasehold with approximately 982 years remaining.  
Ground rent of approximately £395 per annum.  
Service charges of approximately £4040 per annum.  
Barnet Council tax band E.

### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Two bedrooms
- Two bathrooms
- Private balcony
- Underground parking
- Lots of natural light
- Leasehold



2



2

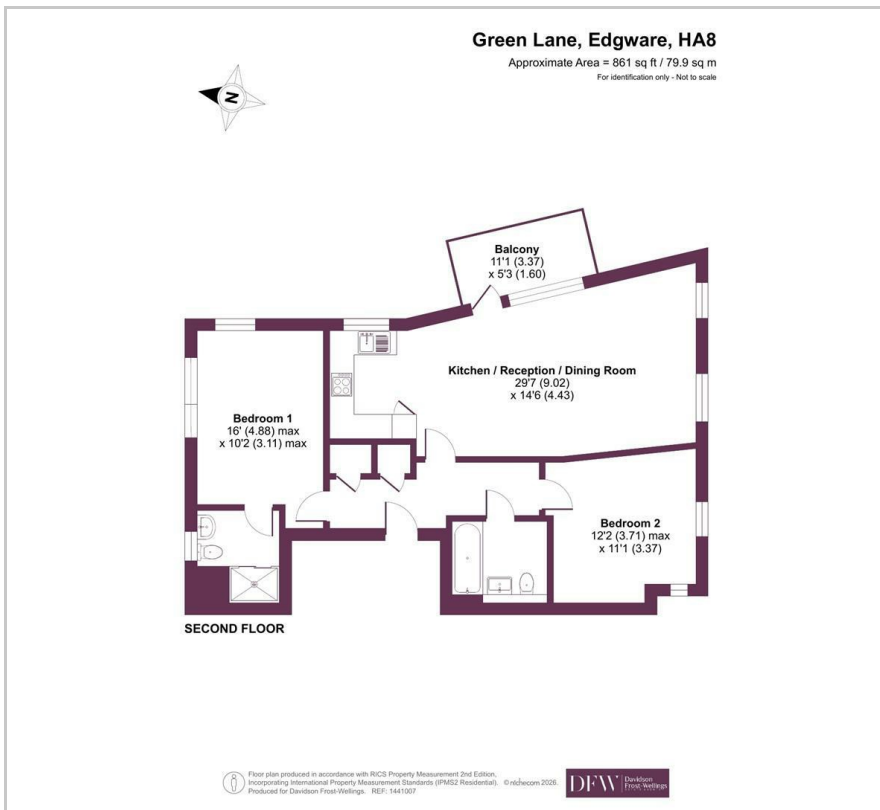


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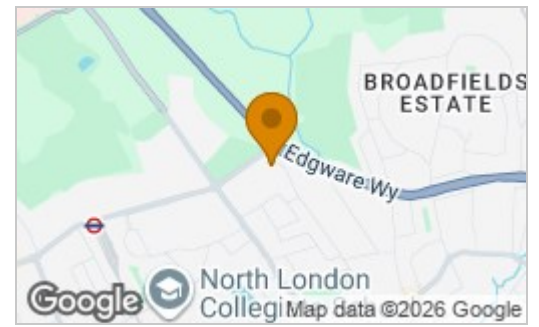


B

## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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