



Bays Court Hale Lane, HA8 9QS

£750,000 Prices From

**richard
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ESTATE AGENTS

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THE
PENTHOUSES
AT
BAYS COURT
COMING SOON

Property Description

This exclusive development comprises a selection of four newly built, state of the art penthouse apartments, each offering stylish and contemporary living with a private balcony to each unit and off street parking.

Ideally situated close to all amenities and bus routes, Bays Court is approximately one mile from both Mill Hill Broadway Thameslink Station and Edgware Underground Station, and is located within the Eruv.

Finished to an exceptional standard throughout, the apartments feature high end appliances, granite worktops, and luxuriously designed bathrooms, complemented by elegant modern finishes.

Each property has been thoughtfully designed to maximise natural light and provide a sense of space, with well-planned layouts that combine practicality with refined living.

Key Features

- FOUR BRAND NEW LUXURY PENTHOUSES
- TWO AND THREE BEDROOMS
- WALKING DISTANCE TO EDGWARE HIGH STREET
- LONG LEASES
- SECURE ENTRY SYSTEM
- PRIVATE BALCONIES TO ALL UNITS
- GATED ALLOCATED PARKING
- FINISHED TO A HIGH SPEC THROUGHOUT
- AN EXCLUSIVE NEW DEVELOPMENT IN THE HEART OF EDGWARE
- SHABBAT LIFT ACCESS

Important Information

- **Price:** £750,000
- **Tenure:** Leasehold
- **Council Tax Band:** E
- **EPC:**
- **Location:** Edgware

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

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.



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