



Connells

Hillgrove House High Street
Edgware

Hillgrove House High Street Edgware HA8 7EX

for sale
£450,000



Property Description

Connells are delighted to present this exceptionally stylish, two-bedroom, two-bathroom apartment, perfectly situated on the second floor of the premium Hillgrove House development. Offering the ultimate in contemporary town-centre living, this 5-year-old property is beautifully presented and still benefits from its remaining building warranty.

The Living Space:

The heart of the home is a generous open-plan reception room and kitchen, bathed in natural light. The contemporary kitchen is fully equipped with high-specification integrated appliances and premium storage solutions, flowing seamlessly into a versatile living area that opens directly onto a private balcony-perfect for outdoor relaxation.

Bedrooms & Bathrooms:

Principal Bedroom: A spacious double bedroom featuring integrated built-in wardrobe storage and the added luxury of a private, modern en-suite shower room.

Bedroom Two: A well-proportioned second double bedroom, offering a versatile space perfect for guests, family, or a dedicated home office.

Family Bathroom: A sleek, fully tiled contemporary bathroom serving the second bedroom and guests alike.

Premium Features:

Energy Efficiency: Modern underfloor heating throughout, ensuring low running costs and a high EPC rating.

Parking: Includes its own secure, allocated parking space.

Peace of Mind: Built just 5 years ago, offering excellent structural standards and remaining warranty protection.

Location:

Perfectly situated on Edgware High Street, residents enjoy unparalleled convenience with supermarkets, restaurants, cafés, and local amenities right on the doorstep. Outstanding transport links are just a short walk away, including Edgware Underground Station (Northern Line) for direct, rapid access into Central London, alongside an excellent local bus network and easy access to major road links.

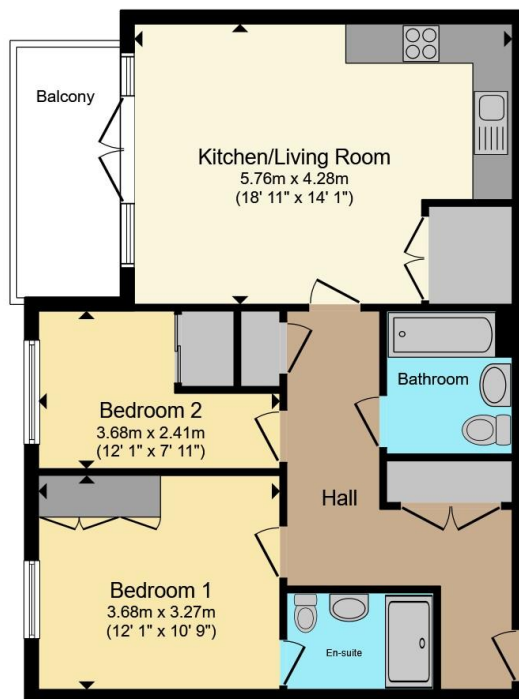
Agents Note:

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you to satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Agents Note:

"Please note that the AML fee covers 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."





3rd Floor

Total floor area 66.9 m² (721 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

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182 Station Road
 HARROW HA1 2RH

EPC Rating: B

Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW313251

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: HRW313251 - 0005