



BUCKINGHAM ROAD

EDGWARE, HA8 6NA

£270,000
SHARE OF FREEHOLD

Taylor Hawkins are pleased to present this spacious one-bedroom first floor flat with its own private entrance, private garden and garage, offered with a share of freehold. The property is ideal for first time buyers or investors.

The property is located just a 6-7 minute walk from Canons Park Station, with Edgware town centre, local bus routes, shops, schools and amenities all nearby.

Rarely available in this location with private garden, garage and share of freehold.

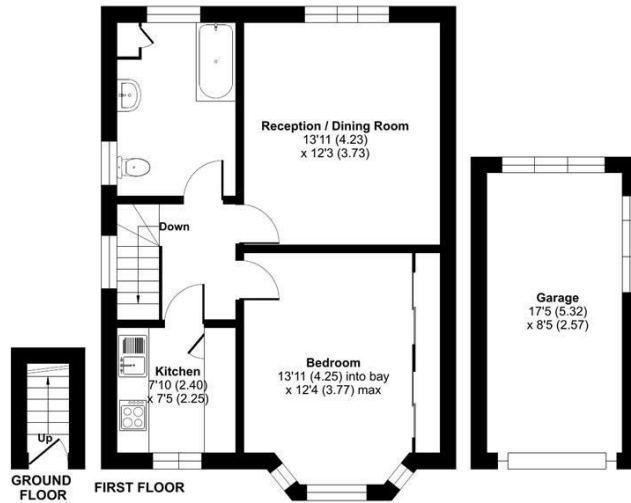
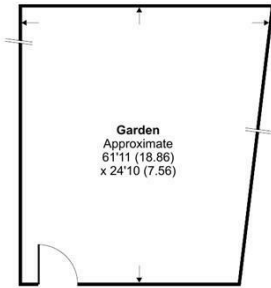
Parking is available on the street via residents permits during restricted hours.



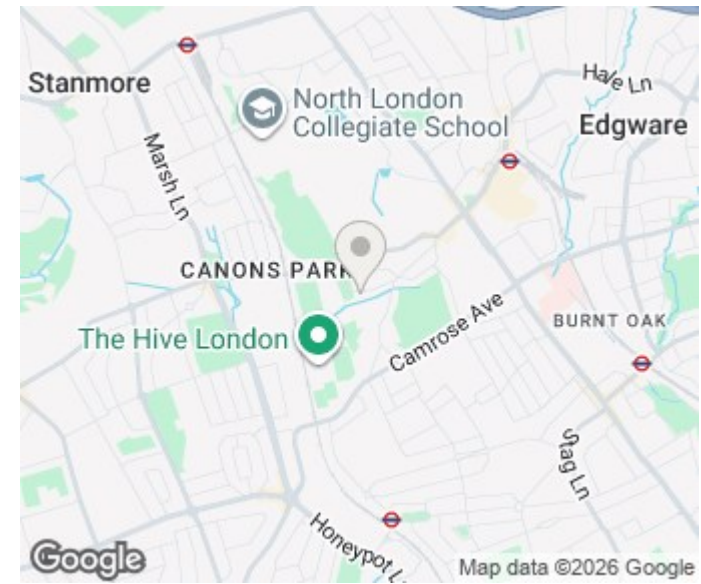
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Buckingham Road, Edgware, HA8

Approximate Area = 568 sq ft / 52.7 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 715 sq ft / 66.3 sq m
 For identification only - Not to scale



Floor plans produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © brdhecom 2026. Produced for Taylor Hawkins. REF: 1435979



| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | | 53 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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