

## Aldenham Court

Edgware

£375,000

A top floor (with lift) flat available chain free with Davidson Frost-Wellings.

The flat has two double bedrooms, a large family bathroom plus an L-shaped, open-plan kitchen and living room with doors leading to a spacious, covered, West-facing balcony. The flat has floor to ceiling windows and comes with gated off-street parking and a bike store.

Leasehold with approximately 116 years remaining.  
 Service charge of approximately £2,261.84 per annum.  
 Ground rent of £300 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
- Top floor flat
- Large balcony
- Chain free
- Modern development
- Off street parking



2



1

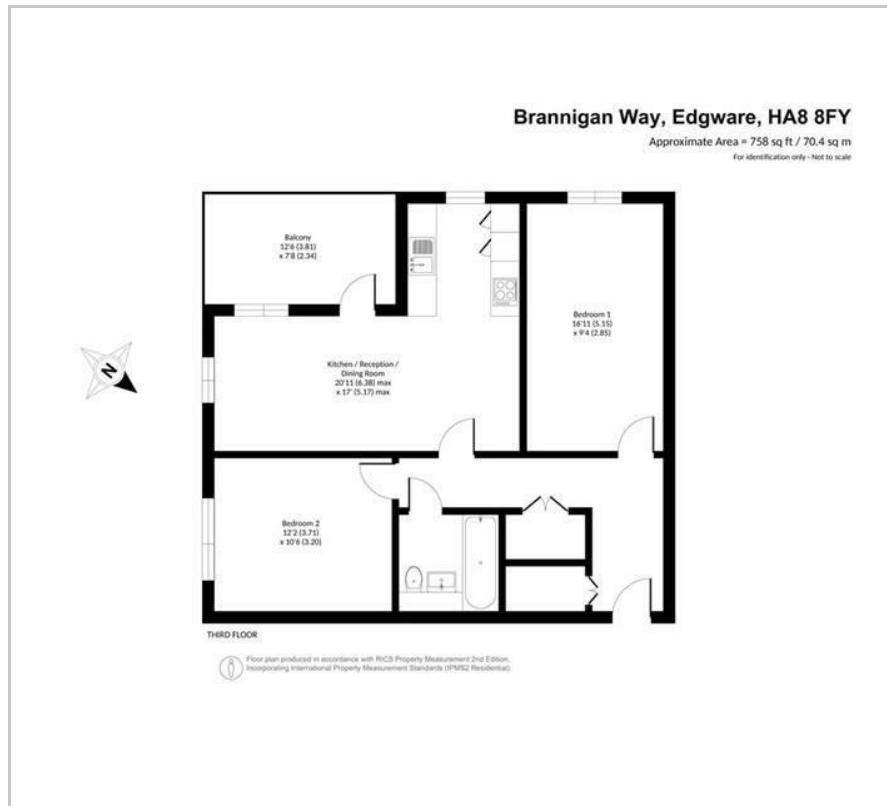


1



B

## Floor Plan



## Area Map



## Energy Efficiency Rating

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



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