

**PETERMANS**  
LOCAL PROPERTY EXPERTS



## Leamington House, Stonegrove, Edgware £495,000 Leasehold

- Two Bedroom, Two Bathroom First Floor Flat
- Spacious Reception Room With Access To Balcony
- Fitted Kitchen
- En-Suite Bathroom To Master Bedroom
- Separate Bathroom
- Communal Gardens
- Garage In Block
- Sought After Location
- Long Lease
- Chain Free
- 940 Sq Ft

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This purpose built 2 bedroom, 2 bathroom first floor apartment is conveniently located on Stonegrove with easy access to Edgware Station, places of worship and shops. The property is being sold chain free.

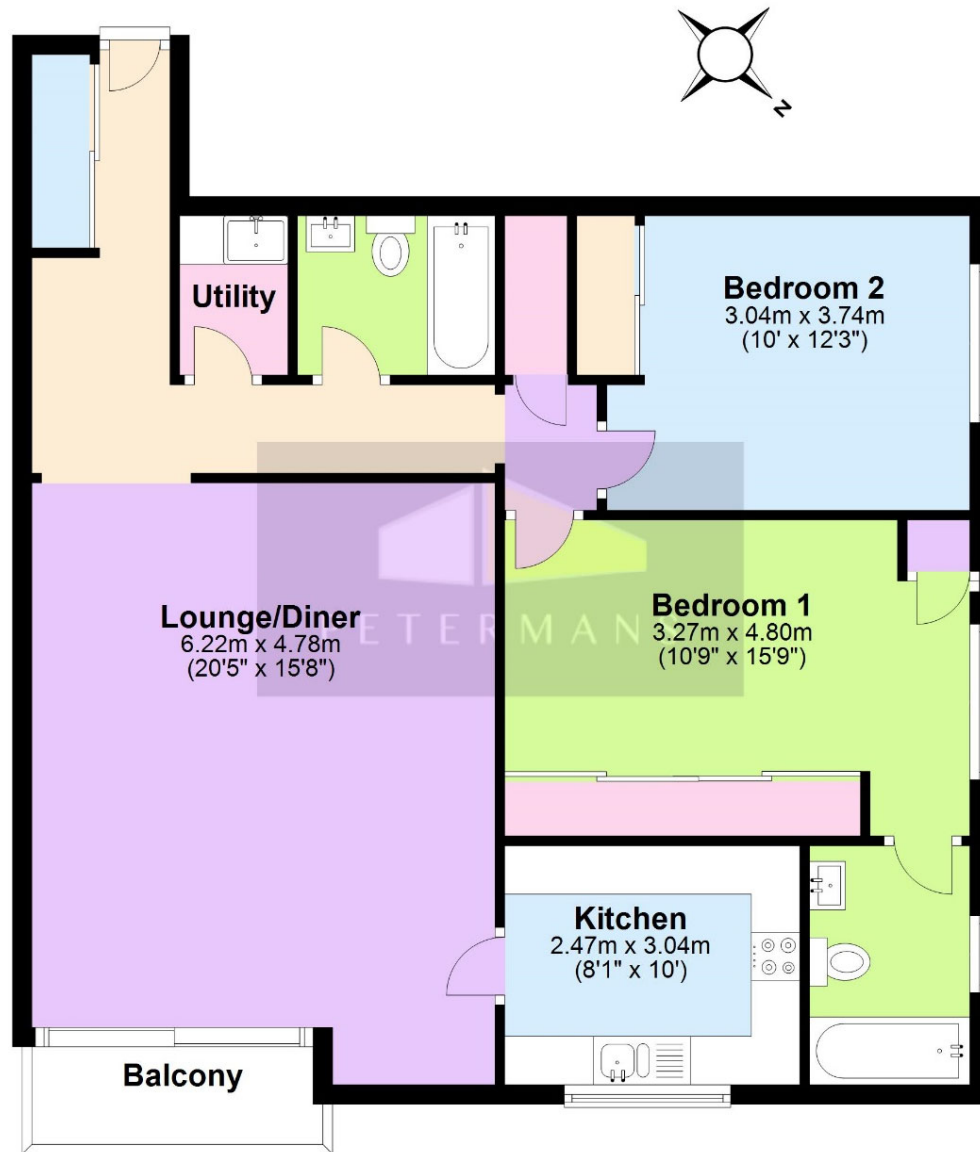


The property comprises of a spacious reception room with doors leading out onto a private balcony at the front of the block, fitted kitchen, bathroom, master bedroom with en-suite bathroom. There is also a garage to the rear of the block and communal gardens.



## First Floor

Approx. 87.3 sq. metres (939.7 sq. feet)



Total area: approx. 87.3 sq. metres (939.7 sq. feet)

**VIEWING STRICTLY BY APPOINTMENT ONLY.**

**PETERMANS TEL: 020 8958 5040** Please Note That The Gas And Electric Appliances Have Not Been Tested To Ensure That They Are In Working Order. All Measurements Are Taken With A Laser Tape Measure And Therefore Subject To Some Variation. We Recommend Any Potential Purchaser Checks These For Themselves To Confirm Their Accuracy

Price: £495,000  
Tenure: Leasehold  
Beds: 2  
Baths: 2  
Reception Rooms: 1  
Total Sq Ft: 940  
Council Tax Band: Band E in Harrow  
EPC Rating: Band C  
Service Charge: £3,486 per annum  
Ground Rent: £75 per annum  
Lease Length: 137 years

Distance to:  
Edgware Station: 0.6 Miles  
Stanmore Station: 1.0 Miles

