PETERMANS
LOCAL PROPERTY EXPERTS



London House, Canons Corner, Edgware,

£395,000

Share Of Freehold

- Spacious 2 Bedroom, 2 Bathroom, Second Floor Apartment
- Bright Reception Room, With New Air Condition Unit and Access To Balcony, Facing The Rear Of The Block
- En-Suite Shower Room To Master Bedroom
- Shower Room
- Lift In Block
- Allocated Parking
- No Chain
- 968 Sq Ft

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Situated within a gated development on the Edgware/Stanmore borders, with Stanmore Station just 0.6 miles away and Edgware Station and Broadwalk nearby. We are delighted to offer this spacious, purpose-built two bedroom, two bathroom apartment located on the second floor.







The property offers a spacious reception room with a newly installed air-conditioning unit and direct access to a rear-facing balcony. A separate kitchen/breakfast room provides space for informal dining. The principal bedroom has an en-suite shower room, while a second bedroom is served by a separate shower room.

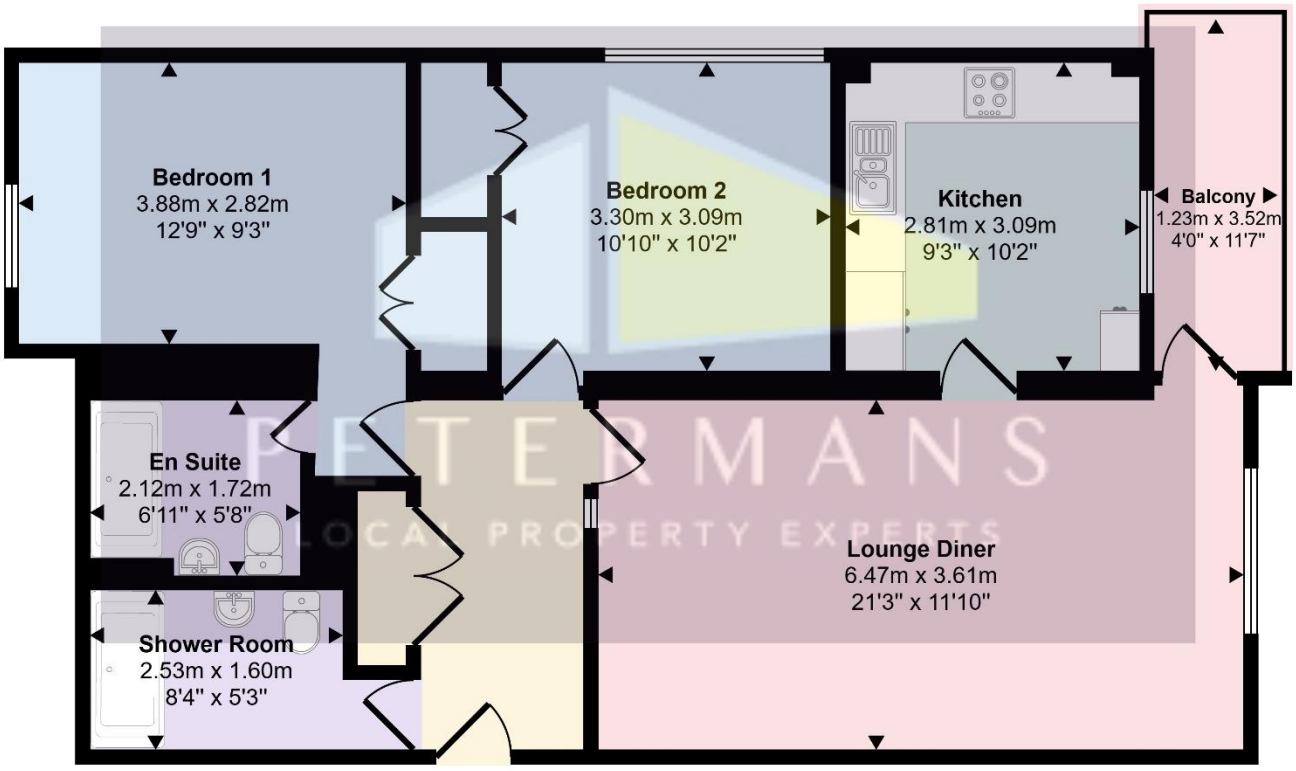
The development benefits from an electrically gated entrance, lift access, allocated parking, visitor parking and communal gardens.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
90 sq m / 968 sq ft



2nd Floor

Price:	£395,000
Tenure:	Share Of Freehold
Beds:	2
Baths:	2
Reception Rooms:	1
Total Sq Ft:	968
Council Tax Band:	Band F in Harrow
EPC Rating:	C
Service Charge:	£4,138 Per Annum
Lease Length:	988 years remaining

Distance to:

Stanmore Station:	0.6 Miles
Edgware Station:	1.1 Miles



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