



Mayfair Court, Stonegrove, Edgware, London, HA8

Offers Over £365,000

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This outstanding two-bedroom two-bathroom flat in Edgware offers a private balcony, access to communal gardens and secure gated allocated parking.

The flat comprises a large open-plan living and dining area with a feature fireplace, and a separate fully fitted kitchen with integrated appliances. The living area leads onto a private balcony where you can enjoy the views of the rear communal garden. The flat also has two double bedrooms (master bedroom with an en-suite shower room), and a further modern bathroom. The flat is finished to a modern standard throughout with double-glazed windows, modern appliances, and modern fixtures and fittings.

The flat is conveniently located close to Edgware tube station (Northern Line) and Stanmore tube station (Jubilee Line), which both provide easy access to central London and other parts of the city.

Floor Area

788 sq. ft.

Tenure

Leasehold

Service Charge

£3454.12 per annum

Ground Rent

£300 per annum

- QUOTE REF AR0255
- Outstanding two double bedroom flat
- Separate modern integrated kitchen
- Secured gated allocated parking
- Multiple open green spaces nearby
- Chain-free and long lease
- Two bathrooms (one en-suite)
- Private balcony and communal garden
- Modern development with lift access
- Excellent transport links and close to the M1 and A1

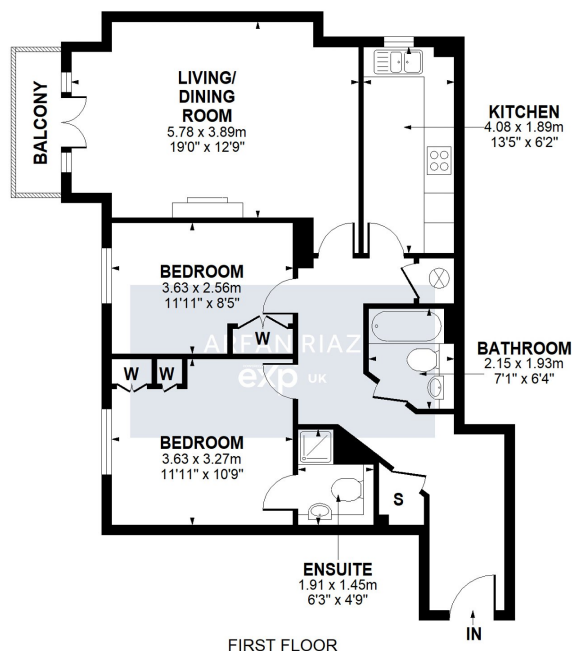


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APPROXIMATE GROSS INTERNAL AREA: 73.2 M² ... 788 Ft²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	84	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



All attempt have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.