



**BENJAMIN
STEVENS.**
estate agents



112B Buckingham Road, Edgware, HA8 6NA

£2,400 PCM

Nestled on the charming Buckingham Road in Edgware, this delightful duplex maisonette offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including two with their own ensuite bathrooms, this property is ideal for families or those seeking extra privacy.

The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The layout of the maisonette is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a harmonious living space.

One of the standout features of this property is the private garden, a rare find in urban settings. This outdoor space is perfect for al fresco dining, gardening, or simply enjoying the fresh air.

Located in a vibrant area, residents will benefit from easy access to local amenities, schools, and transport links, making it a convenient choice for both commuting and leisure.

This maisonette is not just a place to live; it is a home where memories can be made. With its modern features and inviting atmosphere, it is sure to appeal to a wide range of renters. Do not miss the opportunity to make this lovely property your own.

1st floor landing

Laid to carpet, double glazed window to side, storage cupboard. Doors to:

Open plan Lounge 14' x 13' (4.27m x 3.96m)



Wood effect laminate flooring, radiator, double glazed window to front, open to Kitchen

Kitchen Area 8' x 7' (2.44m x 2.13m)



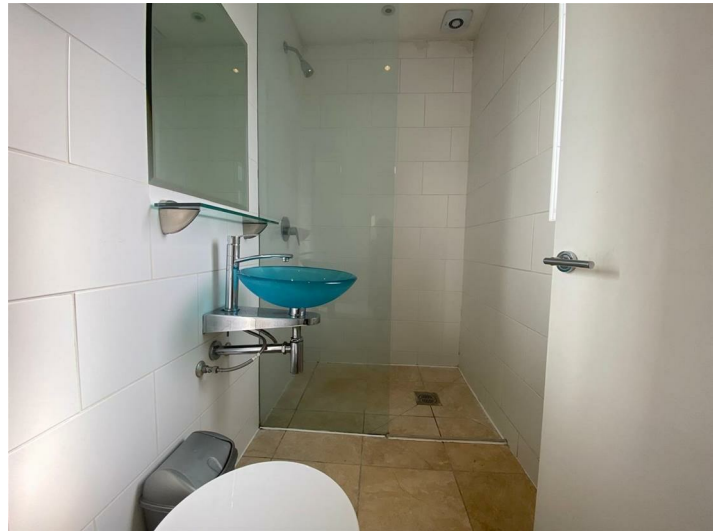
Range of wall and base units, integrated fridge/freezer, integrated oven and gas hob, extractor, stainless steel sink, window to front.

Bedroom 1 14' x 11'11 (4.27m x 3.63m)



Wood effect laminate flooring, radiator, double glazed window to rear, fitted wardrobes, door to en-suite.

En-Suite 8' x 4' (2.44m x 1.22m)



Tiled floor, wet room shower, heated towel rail, low level WC, wash hand basin, double glazed frosted window to rear.

Family Bathroom 7' x 5' (2.13m x 1.52m)



Tiled floor and walls, double glazed frosted window to side, heated towel rail, low level WC, Panelled bath with shower attachment, sink.

2nd floor landing

Doors to:

Bedroom 2 12' x 10' (3.66m x 3.05m)



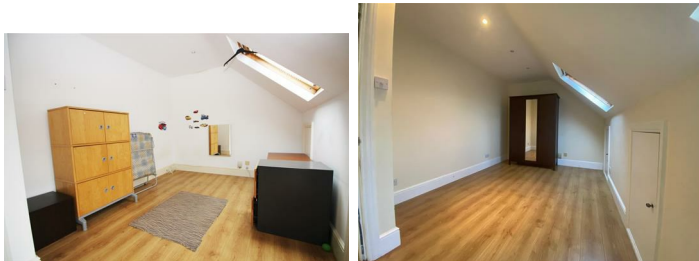
Wood effect flooring, double glazed window to rear, radiator, door to en-suite

En-Suite 10' x 4' (3.05m x 1.22m)



Wet room shower, tiled floor and walls, low level WC, heated towel rail, double glazed frosted window to rear.

Bedroom 3 14' x 9' (4.27m x 2.74m)



Wood effect flooring, eaves storage, radiator, 2 x Velux windows.

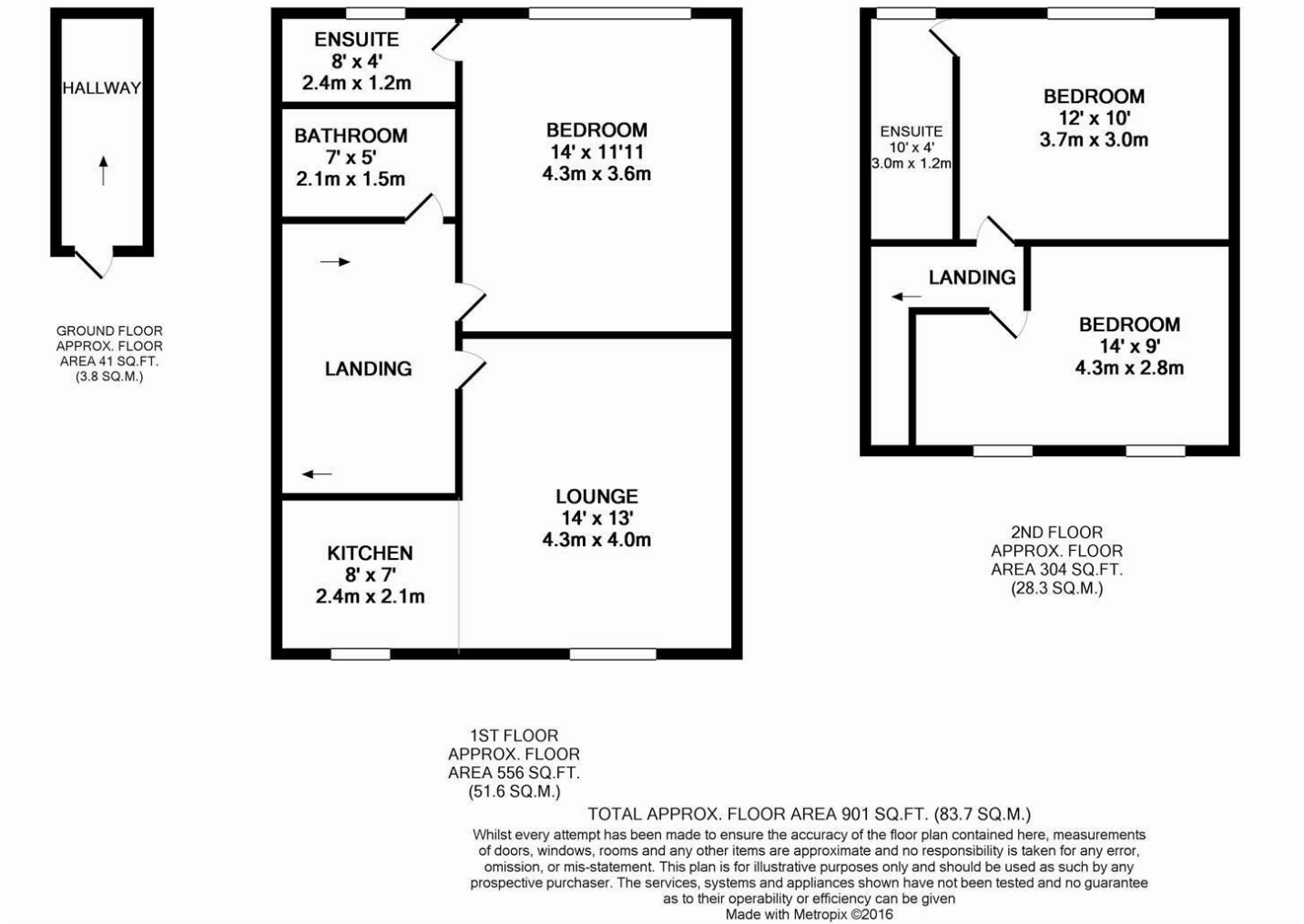
Rear garden



Front Exterior



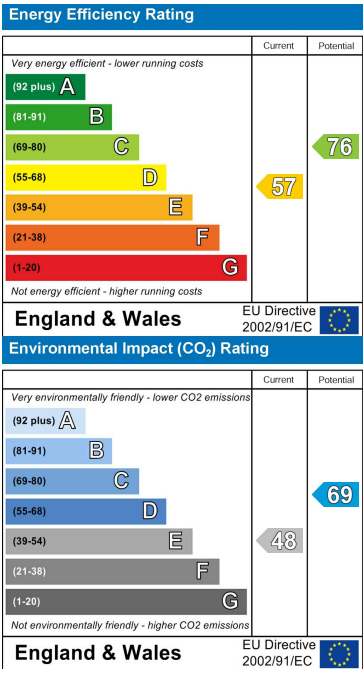
Floor Plan



Area Map



Energy Efficiency Graph



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