



25 Fortune Avenue, Edgware, HA8 0FL

Guide Price £265,000

***CHAIN FREE* - CASH BUYERS ONLY** - ideal opportunity to take advantage of the excellent value due to pending EWS1 certificate.

A modernised top floor two bedroom two bathroom apartment. This property is situated within the desirable Fortune Avenue development. Close Distance to both Edgware and Burnt Oak Tube stations, local schools as well as local shopping.

The property comprises open plan kitchen/living, two bedrooms and two bathrooms (one en-suite)

Features include allocated parking, two private balconies, communal gardens and playground. There is a lift in the block too. Great purchase for first time buyers and investors.

Please Call Benjamin Stevens to arrange a viewing 020 8958 1118

Bedroom 1 9'7" x 14'11" (2.94 x 4.57)



Carpeted. With En-suite, Balcony

Bedroom 2 7'11" x 7'7" (2.43 x 2.33)



Carpeted. Floor to Ceiling Windows,

Reception 13'10" x 14'11" (4.24 x 4.55)



Laminate Flooring, Open Plan design, Modernised Kitchen. Balcony Access.

Bathroom 5'5" x 8'3" (1.66 x 2.54)



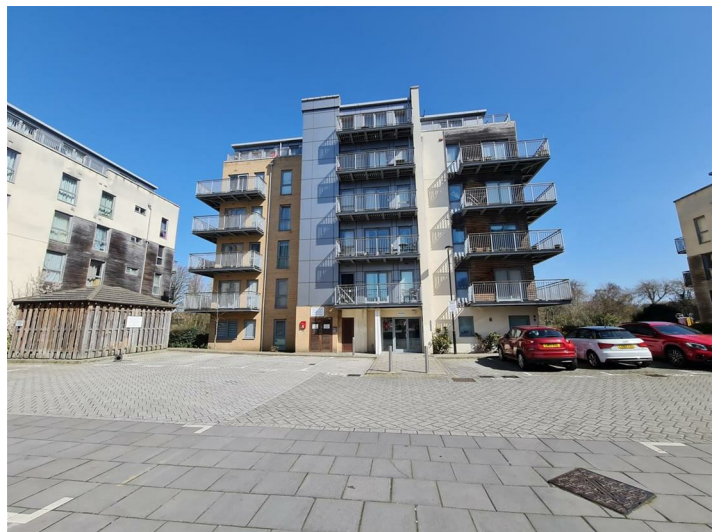
Part Tiled Bathroom. part painted

En-Suite 5'5" x 7'8" (1.65m x 2.34m)



Part Tiled, Part painted shower room

Exterior



Balcony



Communal Gardens



Communal Playground, Behind Flat

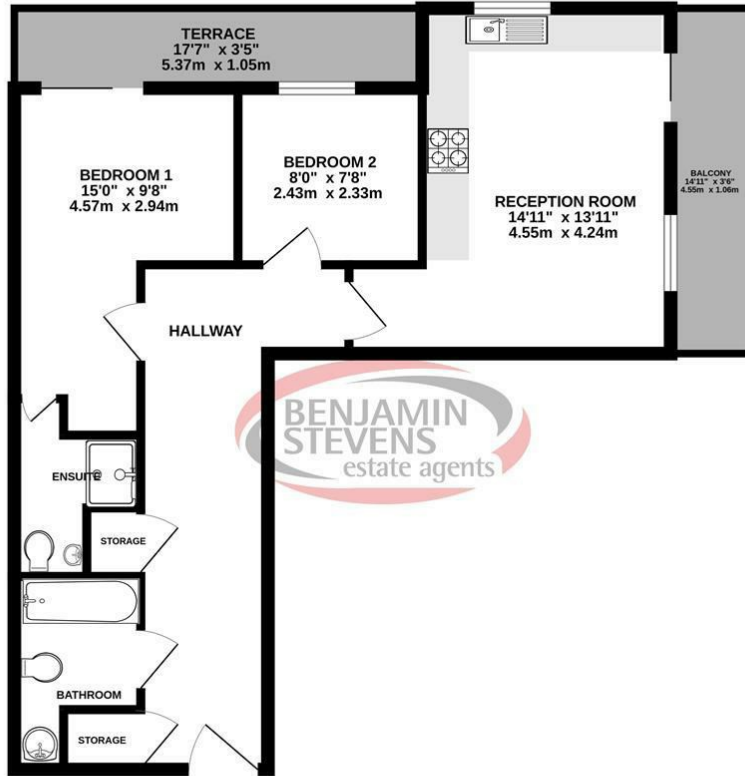
Tenure

Leasehold 112 years, service charge £158 per month and ground rent £150.

Council tax band D

Floor Plan

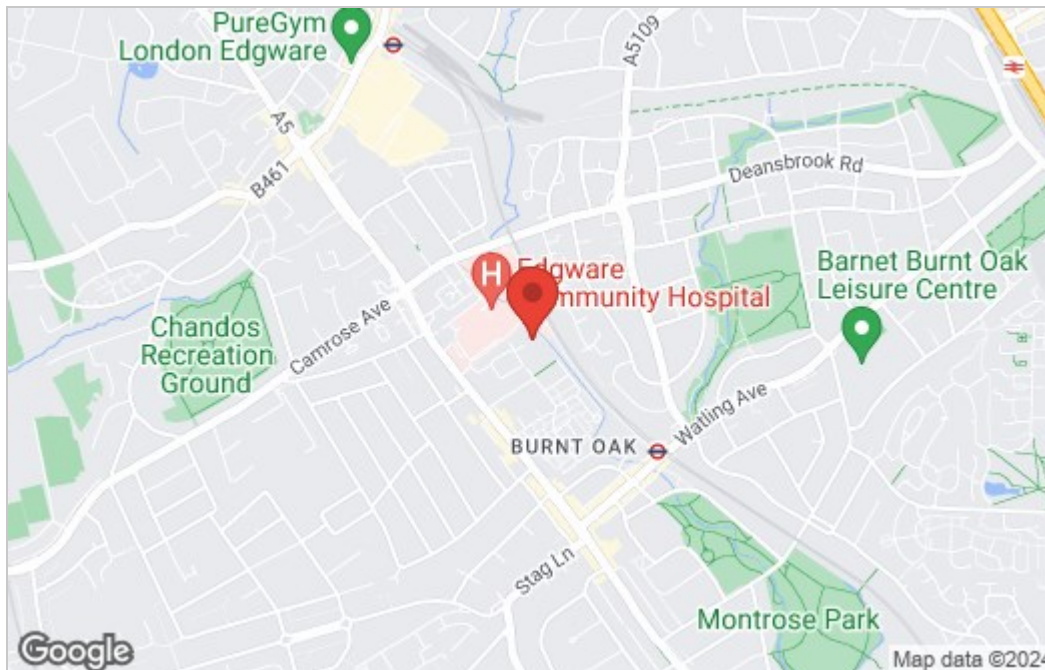
FIFTH FLOOR
560 sq.ft. (52.0 sq.m.) approx.



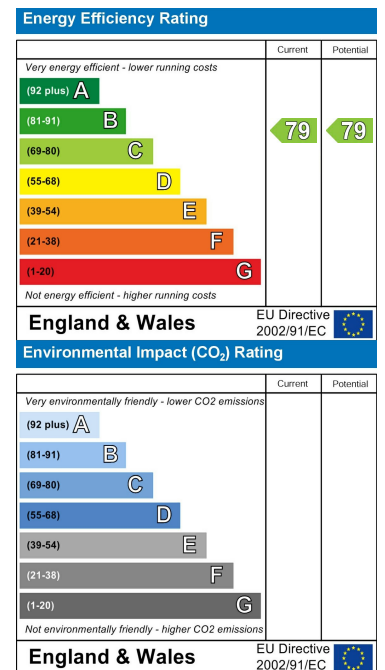
TOTAL FLOOR AREA: 560 sq.ft. (52.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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