

## 9 Ruskin Parade, Edgware, HA8 8BT

**Guide Price £850,000**

Guide price £850,000 - £875,000

A Modern Six Bedroom Mid Terrace Townhouse, situated in this sought after area of Edgware close to all local amenities, transport links and great schools.

Accommodation comprises Six Bedrooms, Two Reception rooms and a Spacious Kitchen/Diner.

Features include en-suite to master bedroom, guest cloakroom and private garden also further benefiting from underground car park for two cars.

Currently being sold with a 993 year lease.



**Kitchen / Breakfast Room**



**Bathroom**



**Bedroom**



**Reception room**



**Bedroom**



**Living room**

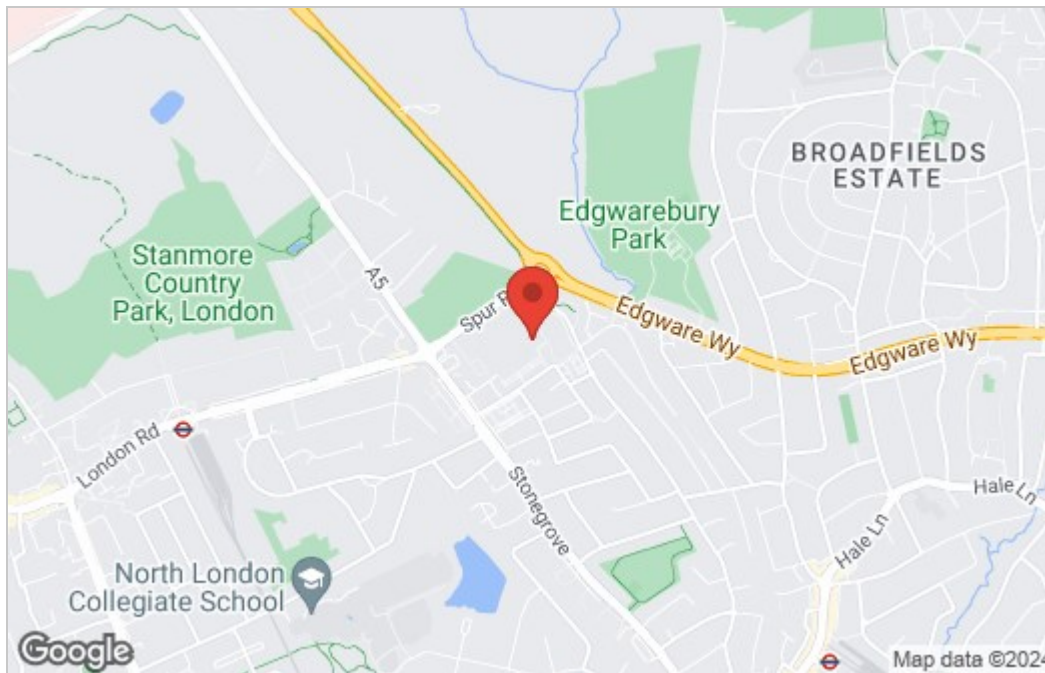


# Floor Plan

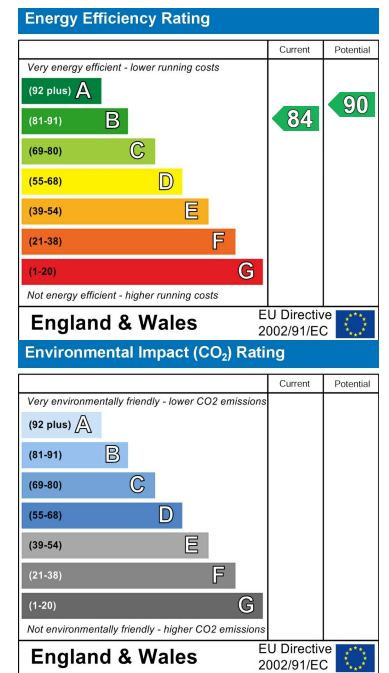
Approximate Area = 1962 sq ft / 182.2 sq m (Excludes Store)  
 Limited Use Area(s) = 68 sq ft / 6.3 sq m  
 Total = 2030 sq ft / 188.5 sq m  
 For identification only - Not to scale



# 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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