



7 Hereford House, Stratton Close, Edgware, HA8 6PP

Asking Price £485,000

A Spacious Three Bedroom top floor flat, ideally situated for local shopping and transport links, a short distance from both Canons Park and Edgware Underground Stations.

Accommodation comprises of three bedrooms, large living space and a fully fitted kitchen.

Available Chain Free!

An early viewing is highly recommended via vendor's sole agents Benjamin Stevens.

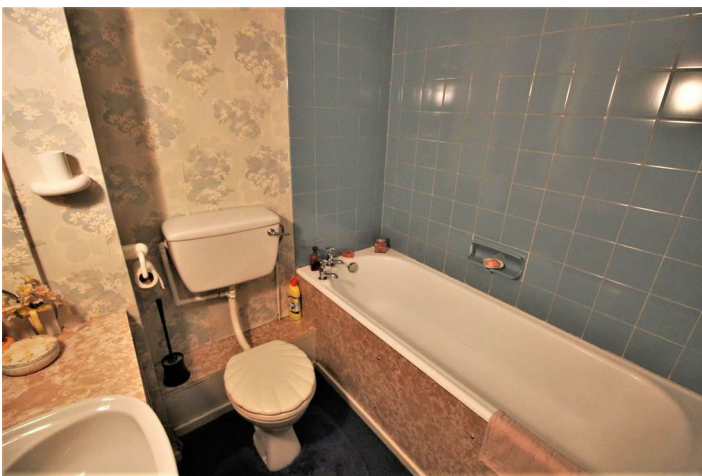
Bedroom 1 10'7" x 19'0" (3.25m x 5.80)



Bathroom



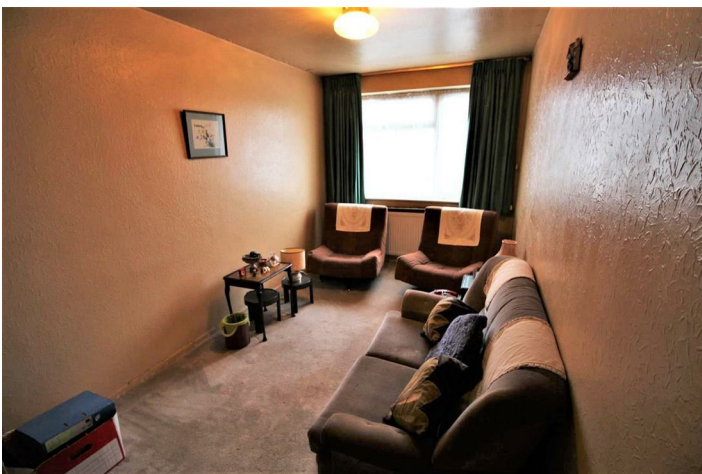
En-Suite 6'0" x 6'0" (1.85 x 1.85)



Bedroom 3 8'10" x 13'8" (2.71 x 4.17)



Bedroom 2 7'10" x 15'10" (2.41 x 4.84)



Kitchen 13'1" x 8'0" (3.99 x 2.45)

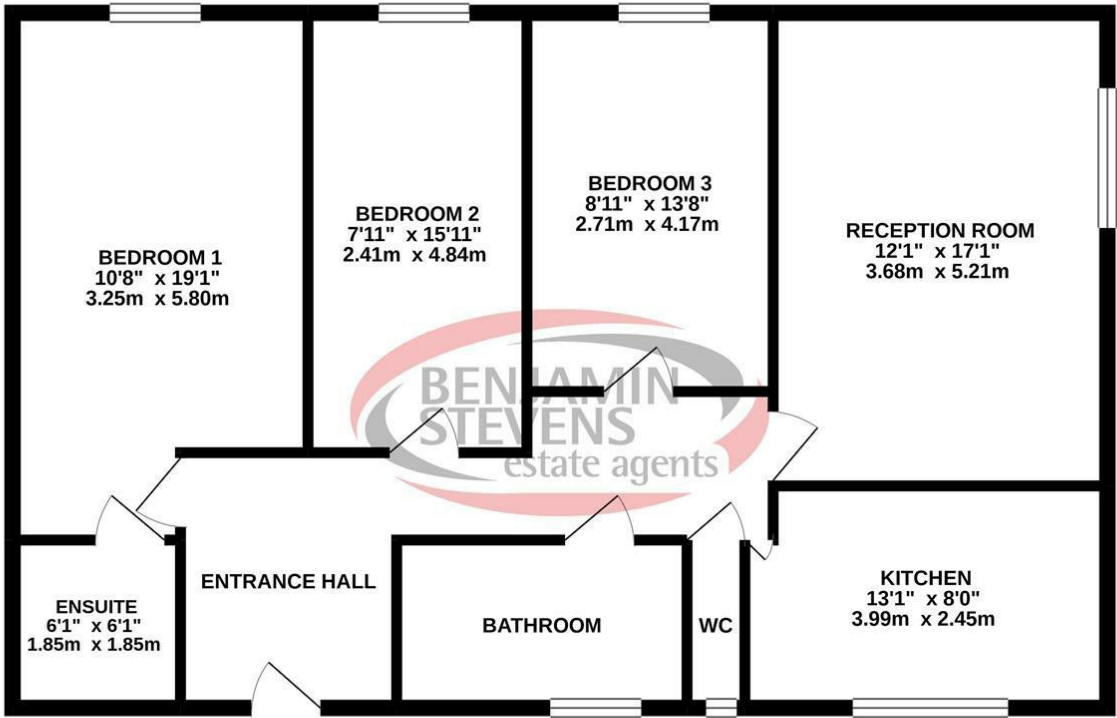


Reception 12'0" x 17'1" (3.68 x 5.21)



Floor Plan

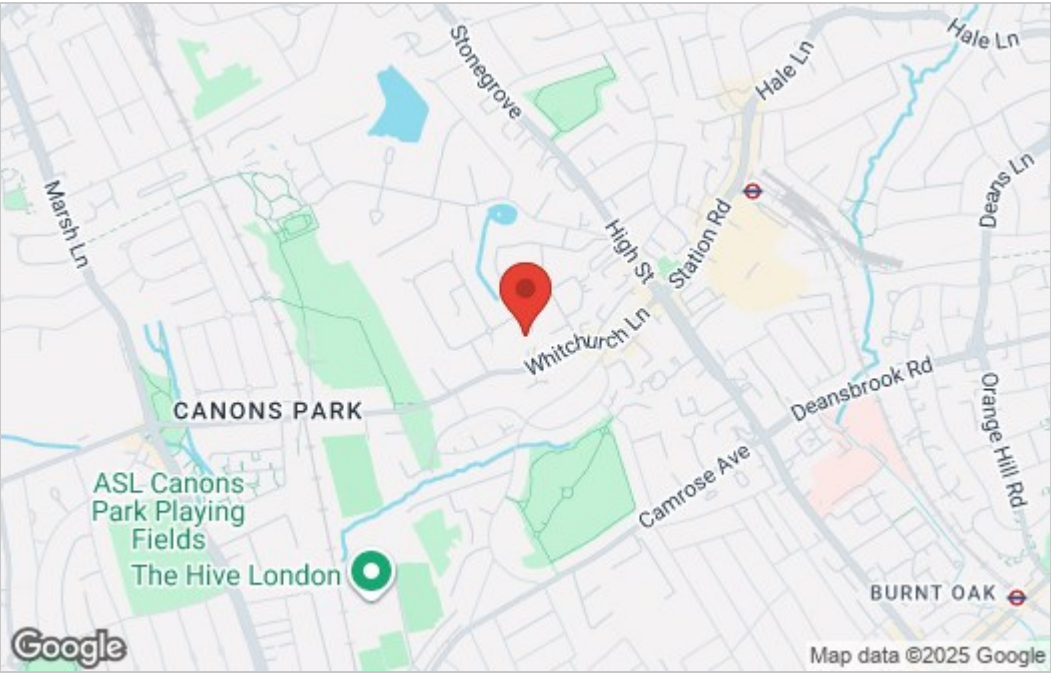
GROUND FLOOR
993 sq.ft. (92.3 sq.m.) approx.



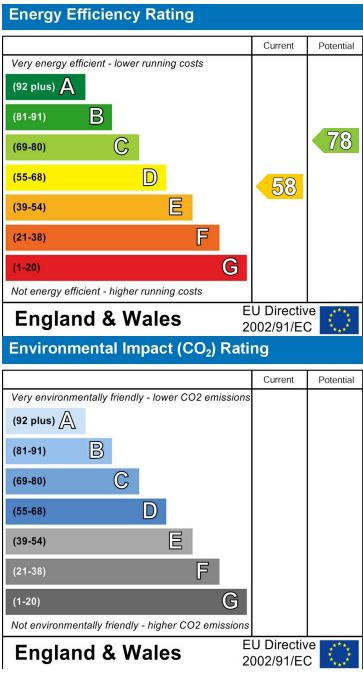
TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.

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



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