



9 Grosvenor House High Street, Edgware, HA8 7TA

£1,275 PCM

Available to rent from the 1st August on an unfurnished basis is this two bedroom second floor flat. The property is located within walking distance of Edgware Underground Station and Boardwalk shopping centre. The flat comprises a living room with open plan kitchen, two double bedrooms and a modern bathroom suite.

Please contact us now on 020 8958 1118 to arrange a viewing.

Communal Entrance:

Entry phone system, stairs and lift to second floor

L-shaped Entrance Hall:

Wooden flooring, airing cupboard, storage cupboard, entry phone

**Living Room & Open Plan Kitchen: 27'11 x 15'2
(8.51m x 4.62m)**

Wooden flooring, double glazed windows to front and rear

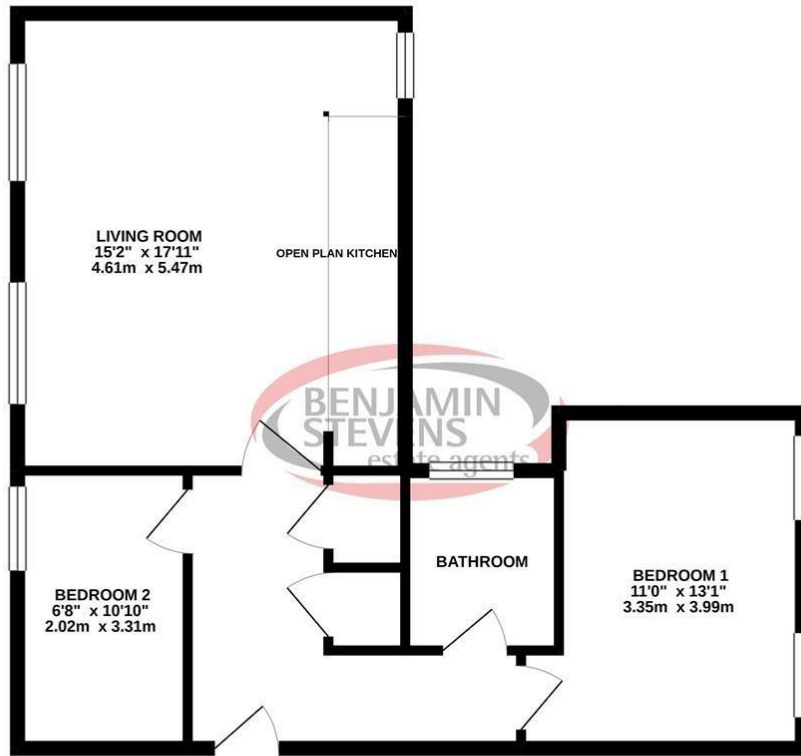
Open Plan Kitchen:

Modern range of fitted wall and base units, electric hob with extractor over, electric oven, built in washing machine and fridge freezer, wooden flooring

Bedroom 1: 13'1 x 11'2 into door recess

Floor Plan

FIRST FLOOR
625 sq.ft. (58.1 sq.m.) approx.

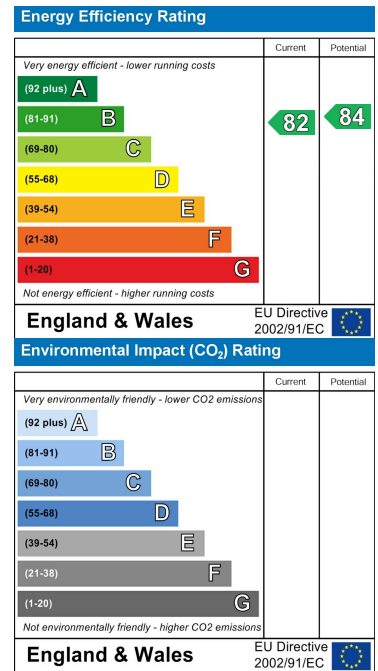


TOTAL FLOOR AREA - 625 sq.ft. (58.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118
Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777
www.benjaminstevens.co.uk