



41 Warren Way, Edgware, HA8 5RB

Asking Price £320,000

A Two Bedroom Second Floor Apartment in this popular location featuring a long lease of 964 years. Accommodation comprises Two Bedrooms, Lounge/Diner with separate Kitchen area, and family bathroom.

Features include Juliet Balcony, communal gardens and children's play area on site.

Within catchment area for the Krishna Avanti school, and close to transport.

An early viewing is highly recommended via vendor's sole agents Benjamin Stevens. Call now to view!

Entrance Hallway

Storage cupboards, doors to:

Bedroom One 16'2 x 8'2 (4.93m x 2.49m)



Double glazed window, built in wardrobe.

Bedroom Two 14'1 x 5'6 (4.29m x 1.68m)



Double glazed window.

Lounge



Kitchen Area



Family Bathroom



Lounge / Kitchen alternate view

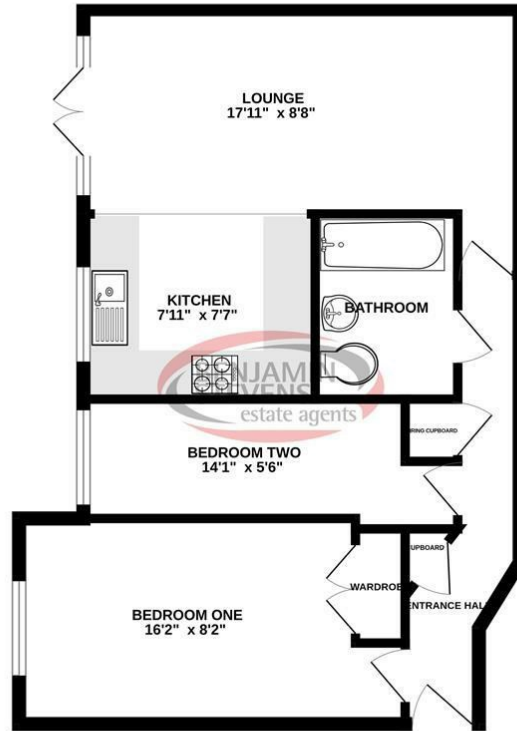


Tenure

Leasehold - 964 years remaining
Service Charges: £112pcm (£1,344pa)
Ground Rent: peppercorn

Floor Plan

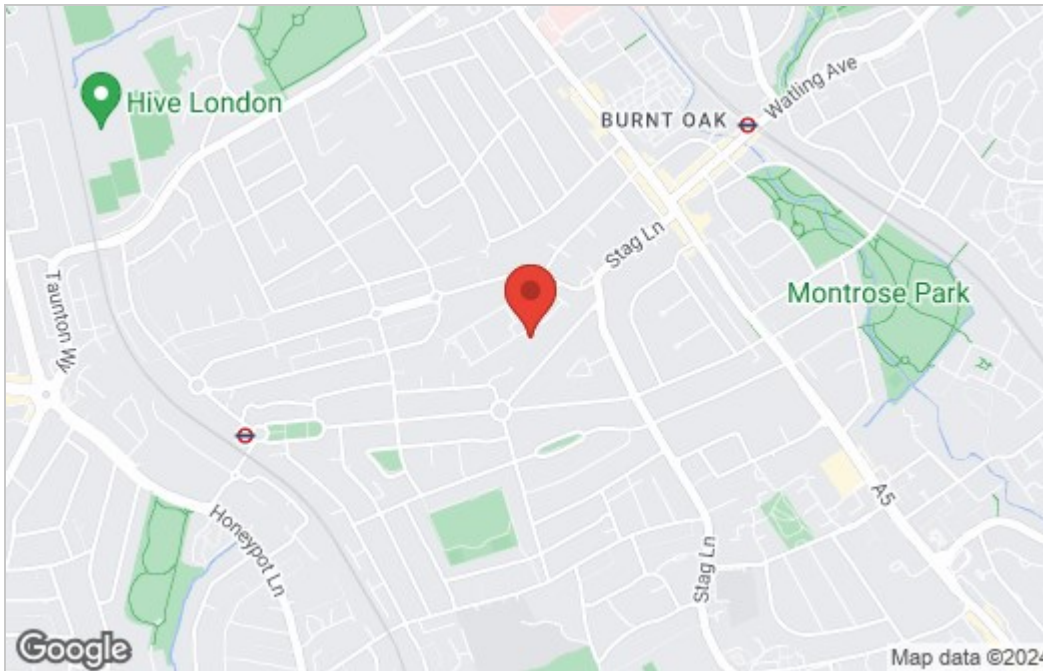
SECOND FLOOR
559 sq.ft. approx.



TOTAL FLOOR AREA : 559 sq. ft. 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.
Made with Metropix ©2024

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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