



25 Lodge Close, Edgware, HA8 7RL

**Offers In Excess Of £475,000**

Benjamin Stevens are proud to present this three bedroom ground floor flat available for sale.

The flat is located on Canons Drive in Edgware which is close proximity to the reservoir in Canons Drive. The flat also has two bathrooms and large reception rooms, has a balcony over looking the large outdoor space, secure garage underground car parking. The flat is located within easy walking distance a to Edgware Tube Station.

Call us on 0208 958 1118 to book a viewing.

**Kitchen**



**Bedroom 3**



**Bedroom 1**



**Bathroom 1**



**Bedroom 2**



**Bathroom 2**



## Reception



## Parking



## Tenure

Leasehold - Share of Freehold

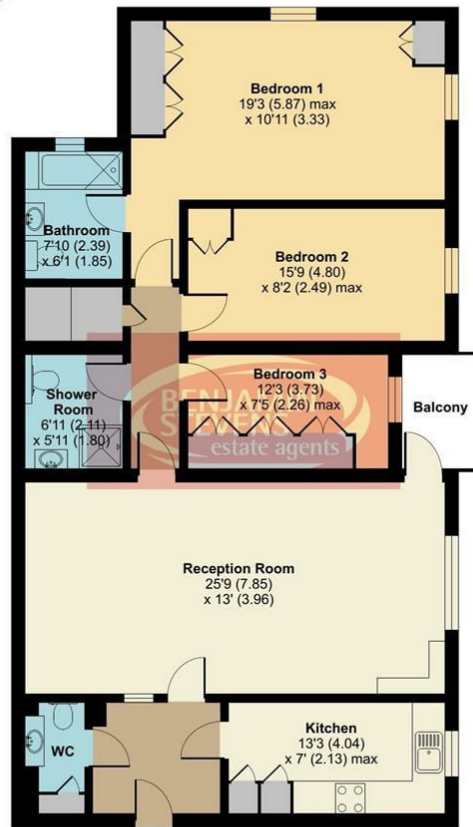
Service Charges: £4,084 p/a

Ground rent: nil

# Floor Plan

## Lodge Close, Edgware, HA8

Approximate Area = 1205 sq ft / 111.9 sq m  
For identification only - Not to scale

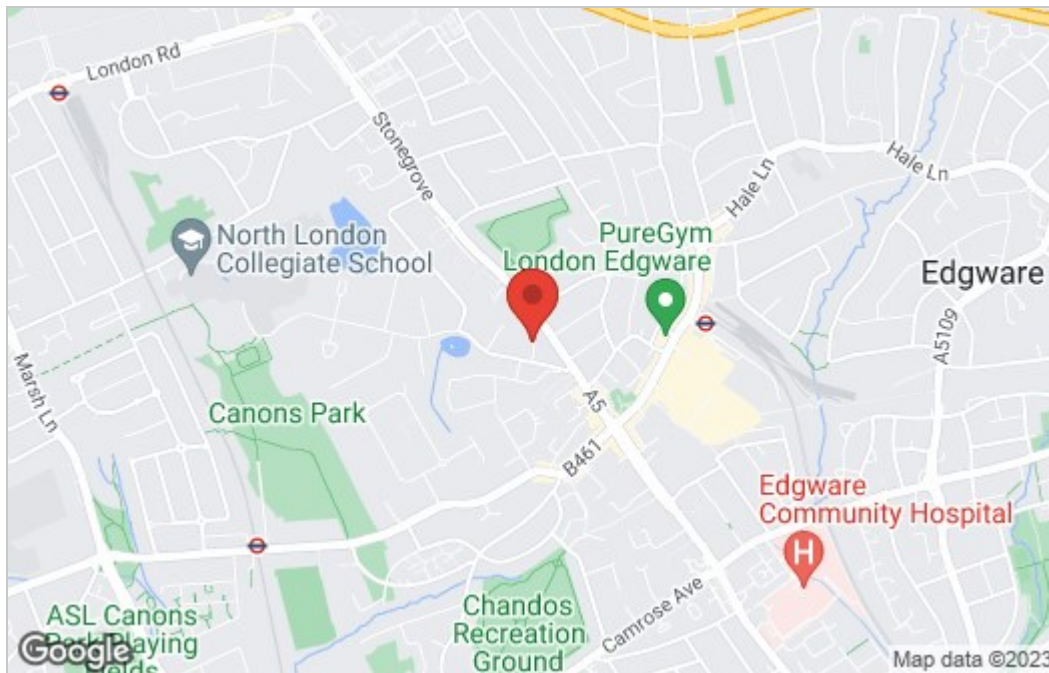


GROUND FLOOR

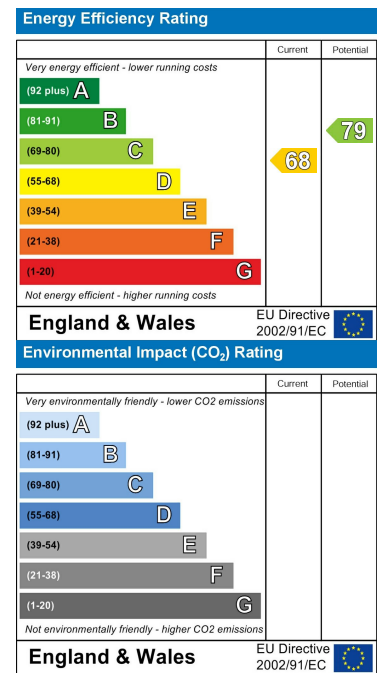


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Benjamin Stevens. REF: 819774

# 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](http://www.benjaminstevens.co.uk)