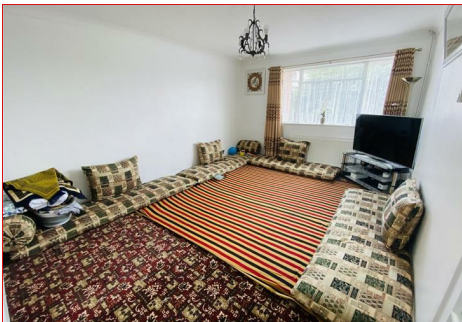




**BENJAMIN
STEVENS.**
estate agents



Ashford Court Cranmer Road, Edgware, HA8 8UD

£1,450 PCM

Situated in the popular Broadfields Estate is this top floor large one bedroom flat with a balcony. This property is available now, unfurnished. The accommodation comprises a large lounge, fitted separate kitchen, bathroom with separate WC and a balcony, There are also residents parking bays and the the property is located close to local shopping facilities.

To arrange a viewing please call Benjamin Stevens on 020 8958 1118.

Living Room 12'1 x 15'11 (3.68m x 4.85m)



Window to front, parquet flooring, door to kitchen

Bedroom 11'8 x 10'10 (3.56m x 3.30m)



Window to front, door to balcony, fitted wardrobe

Kitchen 13'10 x 7'10 (4.22m x 2.39m)



Range of fitted wall and base units, gas cooker, fridge / freezer washing machine, window to rear

Bathroom 7'3 x 5'8 (2.21m x 1.73m)



Two piece suite comprising bath and wash hand basin, window to rear

Separate WC



Low level wc, window to rear

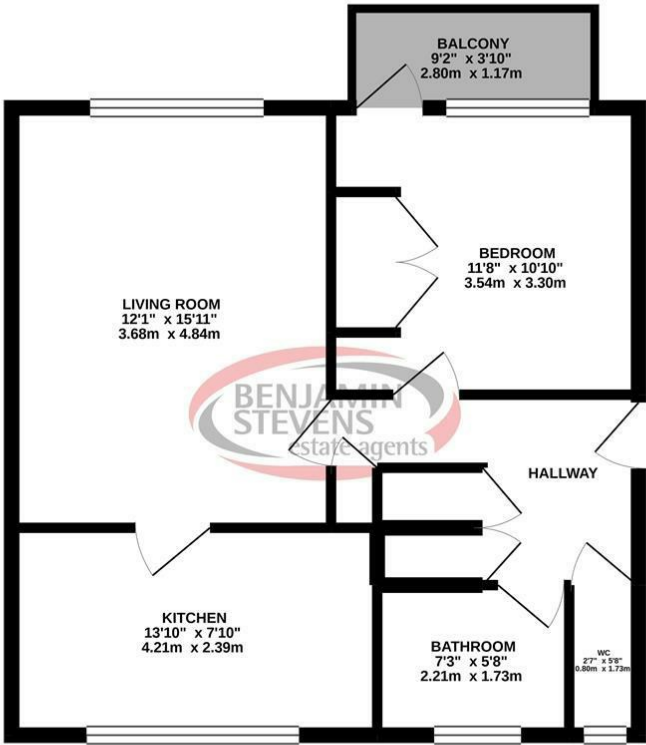
Balcony



Off the bedroom, overlooking front of the block

Floor Plan

TOP FLOOR
554 sq. ft. (51.4 sq. m.) approx.

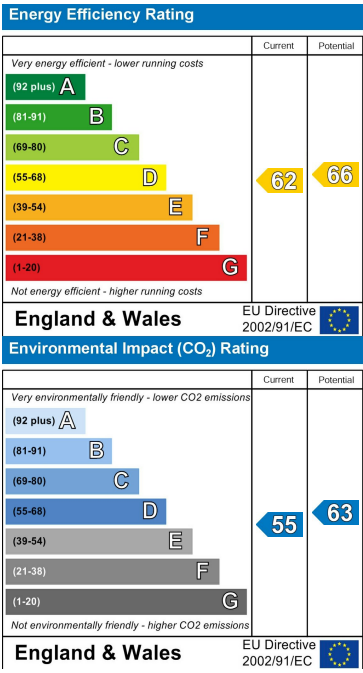


TOTAL FLOOR AREA: 554 sq. ft. (51.4 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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