



## 68a & 68b Oakleigh Avenue, Edgware, HA8 5DS

**Asking Price £735,000**

A rare opportunity to purchase two self contained three bedroom maisonettes situated within a semi-detached corner plot.

68a (Ground floor) features a spacious reception room, separate kitchen, three bedrooms, family bathroom, and direct access to garden.

68b (First floor) features an Open Plan Kitchen/Reception room, Three Bedrooms, a family bathroom, and loft access.

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

Can be converted back into a family home.

**68a: Entrance Porch**

Window to front and Door to Reception Room

**Reception Room 16'10 (18'1 into bay) x 15'9 (5.13m (5.51m into bay) x 4.80m)**



**Reception Room (alt view)**



**Kitchen 17'3 x 7'2 (5.26m x 2.18m)**



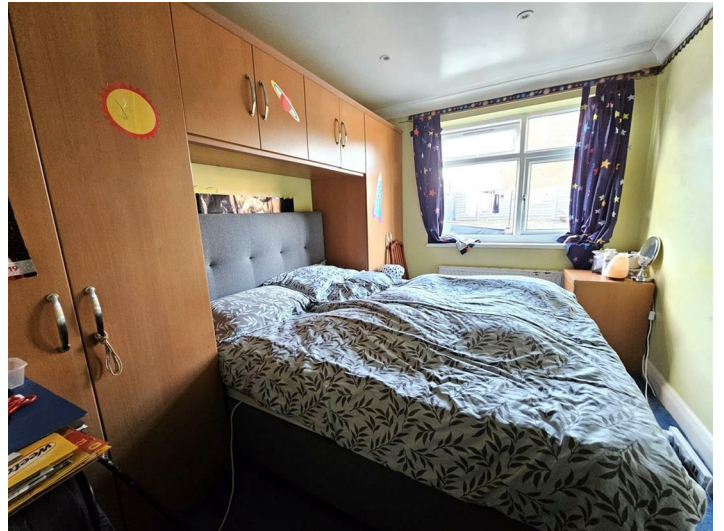
Range of wall and base units, sink unit, oven with gas hob, window and door to garden.

**Bedroom One 10'11 x 9'11 (3.33m x 3.02m)**



Rear aspect window.

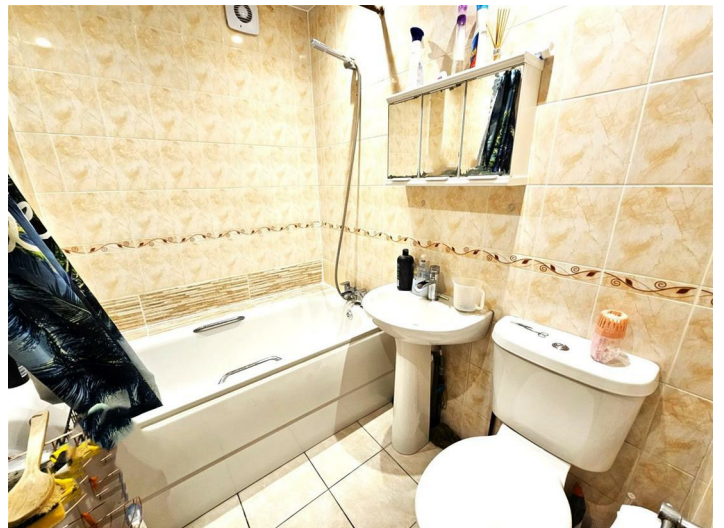
**Bedroom Two 10'11 x 8'9 (3.33m x 2.67m)**



Rear aspect window.

**Bedroom Three 10'11 x 7' (3.33m x 2.13m)**

**Bathroom 6'7 x 5'8 (2.01m x 1.73m)**



Panelled bath with mixer tap and shower

attachment, pedestal wash hand basin and low level WC.

### Rear Garden



### Rear aspect



### 68b: Entrance Hall

utility area, stairs to first floor.

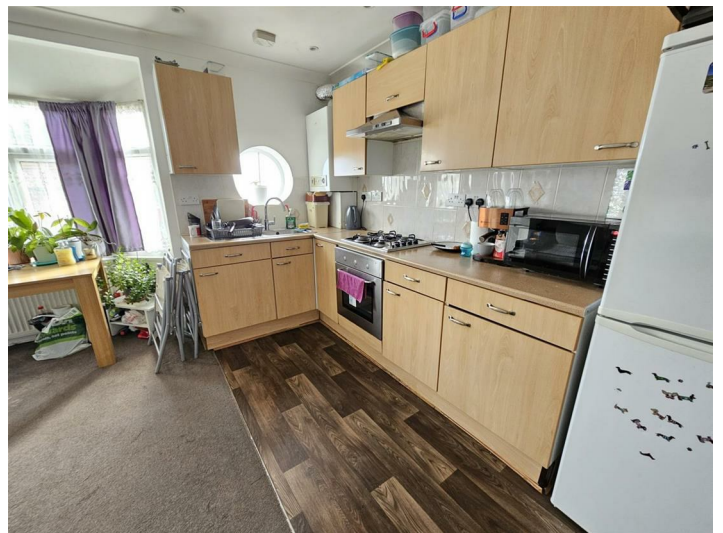
### Landing

Loft access and doors to:

### Open Plan Kitchen / Reception 15'9 x 13'2 (into bay) (4.80m x 4.01m (into bay))



### Kitchen Area



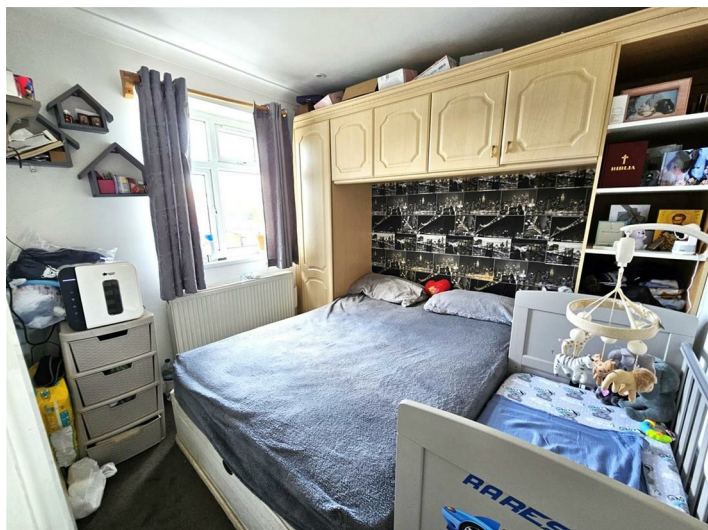
Range of wall and base units, sink unit, oven with hob.

### Bedroom One 11'5 x 9'10 (3.48m x 3.00m)



Rear aspect window.

**Bedroom Two 9'2 x 8'3 (2.79m x 2.51m)**



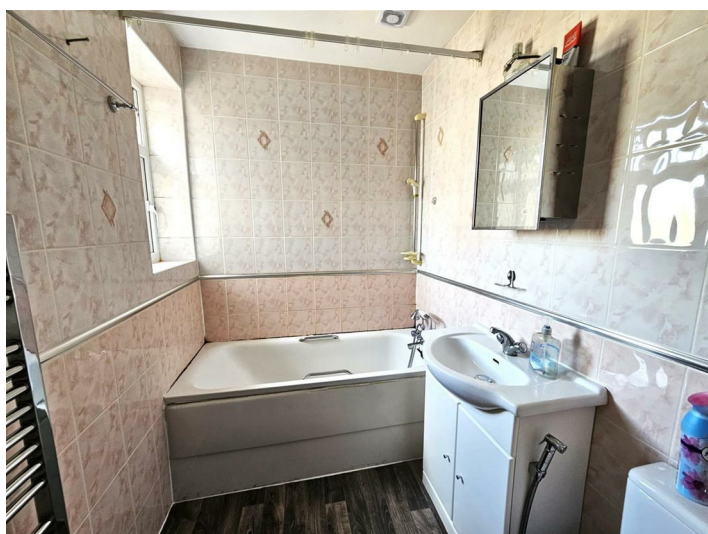
Rear aspect window.

**Bedroom Three 7'6 x 7'4 (2.29m x 2.24m)**



Front aspect window.

**Bathroom 7' x 5'10 (2.13m x 1.78m)**

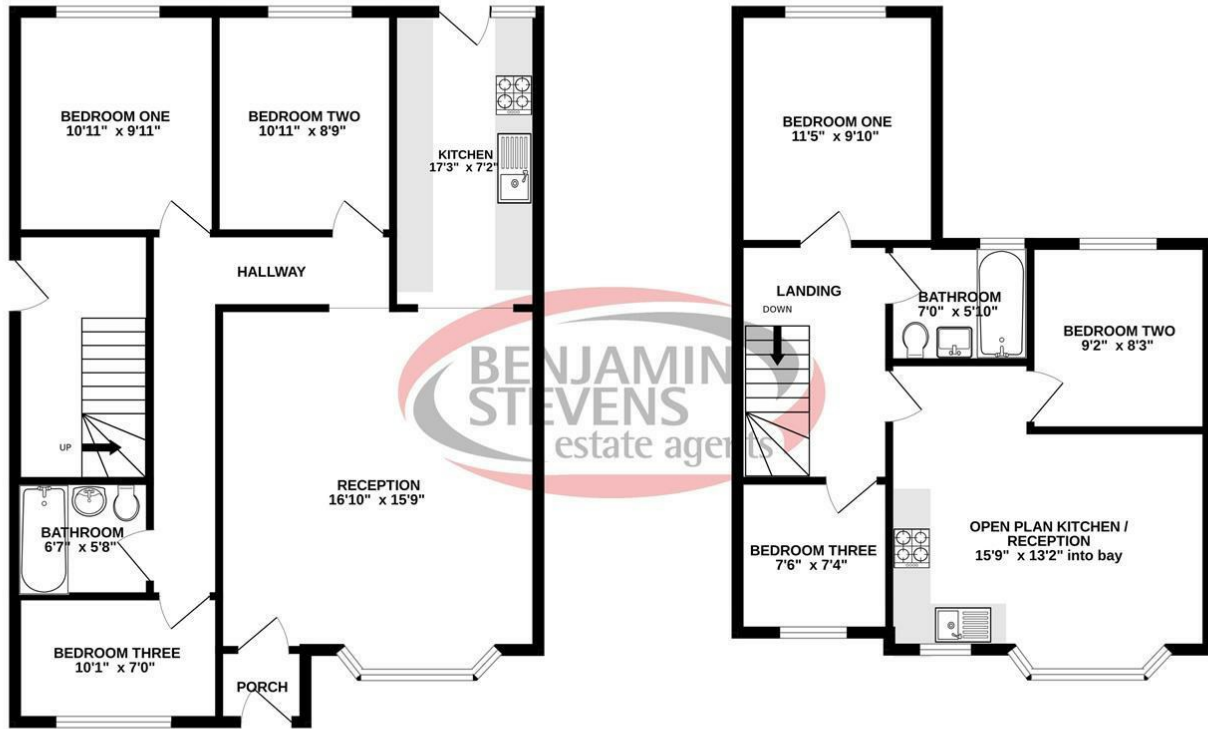


Rear aspect frosted window, panelled bath with mixer tap and shower attachment, vanity wash hand basin, low level WC.

# Floor Plan

GROUND FLOOR  
872 sq.ft. approx.

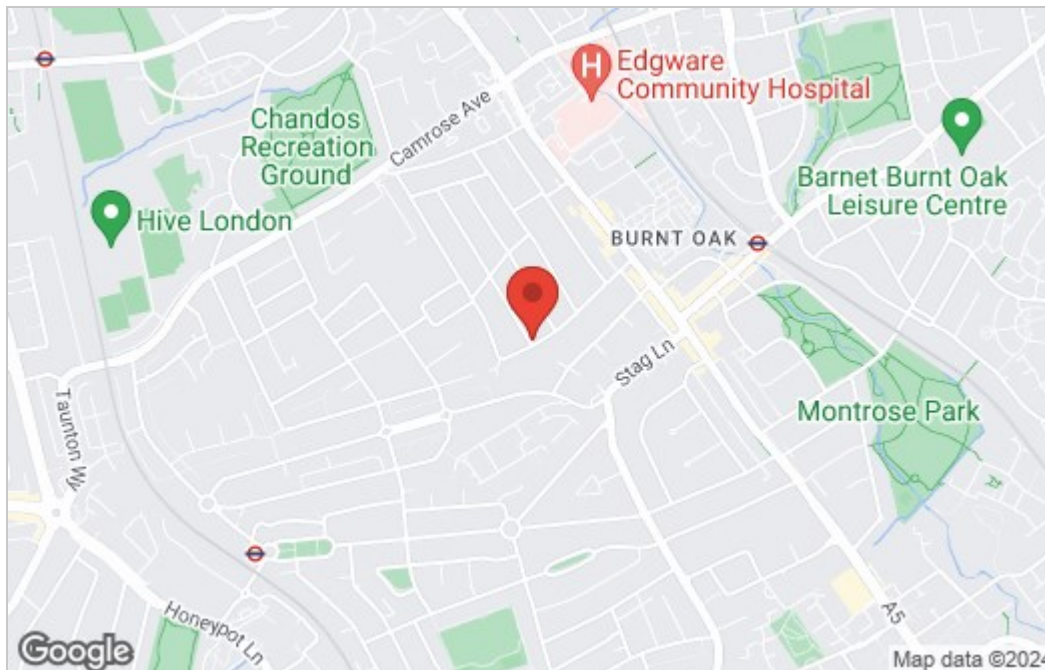
1ST FLOOR  
580 sq.ft. approx.



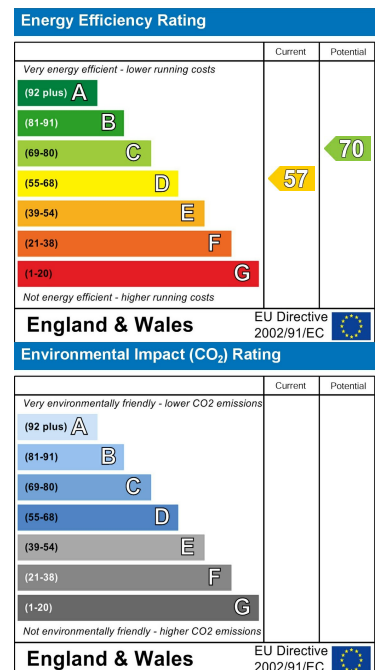
TOTAL FLOOR AREA : 1451 sq.ft. approx.

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.  
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## Area Map



## Energy Efficiency Graph



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