

21 Gatting Close Pavilion Way, Edgware, HA8 9YU

**Asking Price £270,000**

A Chain Free Two Bedroom First Floor Flat in this popular Edgware development, close to transport, shopping and local schooling.

Accommodation comprises Two Bedrooms, a Spacious Reception Room/Dining Room, a Separate Kitchen and Bathroom.

Features well kept communal gardens.

Call vendor's sole agents Benjamin Stevens now to arrange a viewing!

**Bedroom One 8'4 x 11' (2.54m x 3.35m)**



Wood effect laminate flooring, window to front, electric radiator, separate wardrobe area with vanity washbasin

**Lounge / Dining Room 18'2 x 10'3 (5.54m x 3.12m)**



Wood effect laminate flooring, window to rear and door to kitchen

**Bedroom Two 5'9 x 11' (1.75m x 3.35m)**



Window to front, wood effect laminate flooring, electric radiator and wardrobe.

**Bathroom**



Tiled floor, part tiled walls, pedestal wash hand-basin and panelled bath with mixer tap and shower attachment. Low level W/C and airing cupboard.

### **Kitchen 8'1 x 7'6 (2.46m x 2.29m)**



Range of wall and base units with tile splashbacks and integrated electric oven and hob with hood over. Stainless steel sink unit with mixer tap and plumbed for washing machine. Wood effect lino and window to rear.

### **Communal Gardens**



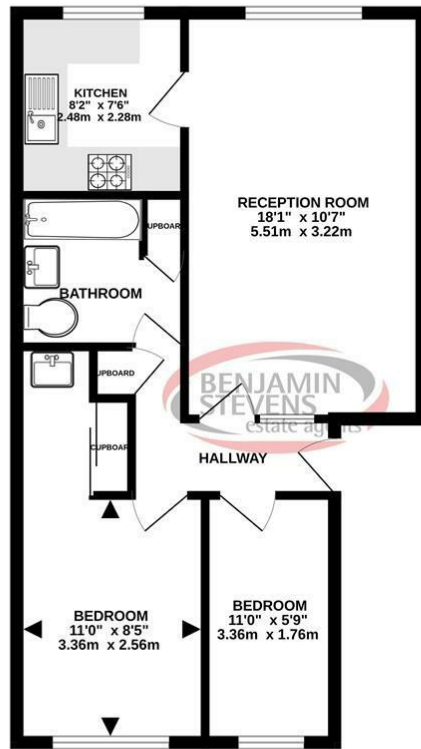
### **Tenure**

Leasehold 90 years remaining  
Service charge £2000 inc ground rent

No separate bill for Ground Rent.

# Floor Plan

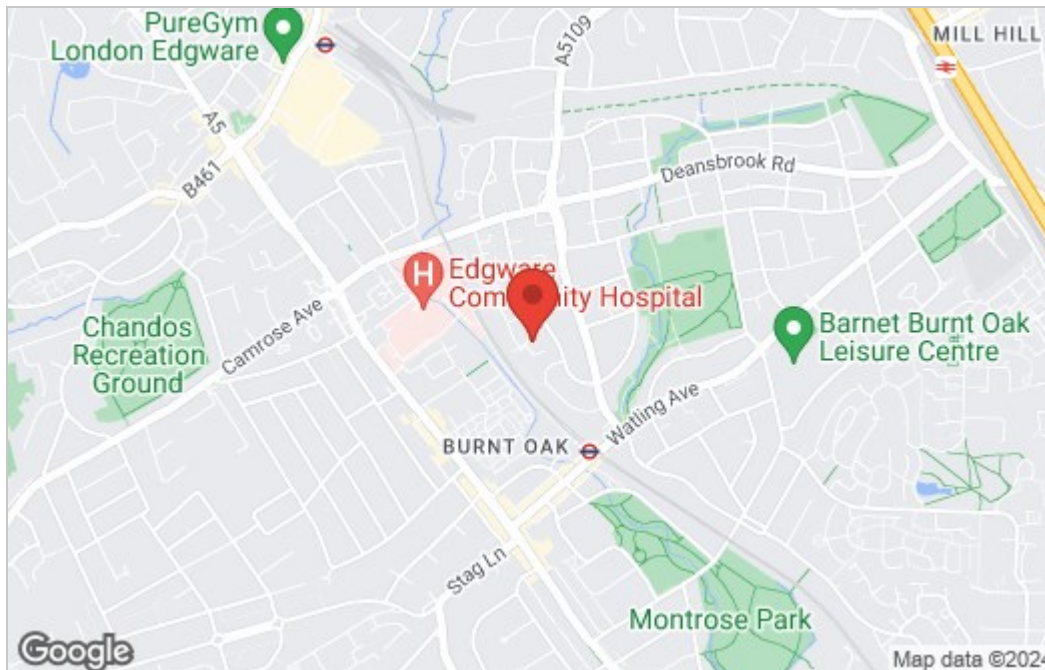
FIRST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



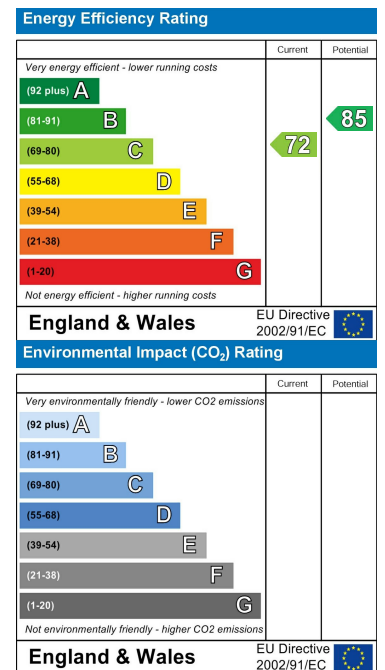
TOTAL FLOOR AREA: 532 sq.ft. (49.4 sq.m.) approx.

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



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