



7 Rydal Court Stonegrove, Edgware, HA8 7TW

**Offers In Excess Of £375,000**

A Chain Free Two Bedroom, Two Bathroom First Floor Apartment in this desirable Edgware block.

Accommodation comprises Two Double Bedrooms, Large Spacious Reception room, Separate Kitchen, Family Bathroom, Shower Room and Balcony.

Features include Garage En-Bloc, and well kept Communal Gardens.

An early viewing is highly recommended via vendor's sole agents Benjamin Stevens.



### Entrance Hallway

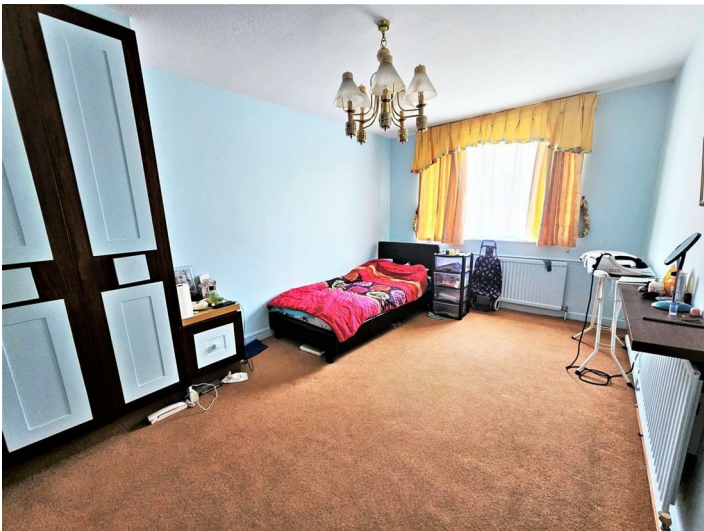
Laid to carpet, storage cupboards, and doors to:

**Reception room 19' x 16' (max) (5.79m x 4.88m (max))**



Laid to carpet, window, sliding doors to balcony and door to separate Kitchen.

**Bedroom One 15'9 x 9'6 (4.80m x 2.90m)**



Laid to carpet, double glazed window.

**Bedroom Two 15'9 x 8'4 (4.80m x 2.54m)**



Laid to carpet, double glazed window.

### Bathroom



### Shower Room



**Separate Kitchen 12'12 x 5'5 (3.66m x 1.65m)**



Range of wall and base units, door to large cupboard, integrated hob, integrated oven.



### Garage en-bloc



### Balcony 8'7 x 5'7 (2.62m x 1.70m)



### Communal Gardens

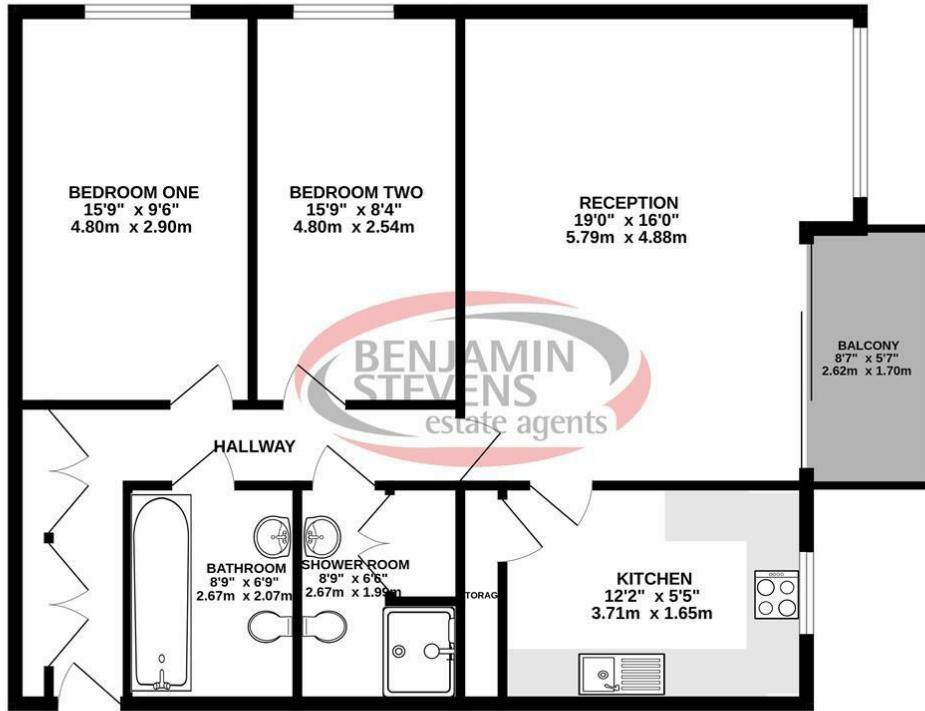


### Tenure

Leasehold - 138 years remaining.  
Service Charge £3,303 p/a  
Ground Rent nil

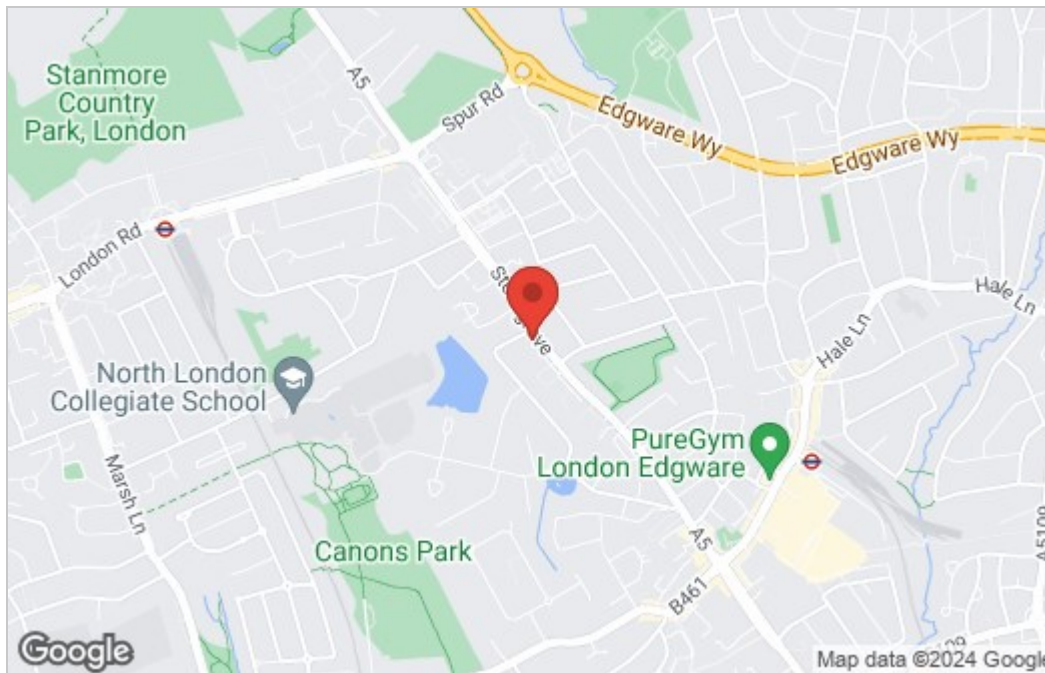
# Floor Plan

FIRST FLOOR  
898 sq.ft. (83.4 sq.m.) approx.

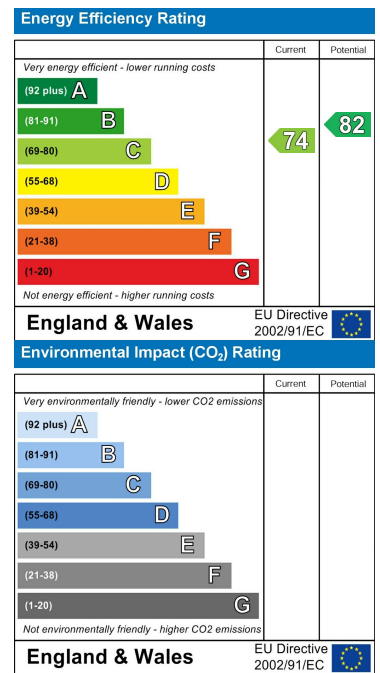


TOTAL FLOOR AREA: 898 sq.ft. (83.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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