

12 Windermere Hall Stonegrove, Edgware, HA8 7SZ

**Offers In Excess Of £525,000**

A Chain Free Three Double Bedroom Apartment in this popular Edgware location.

Accommodation comprises Three Double Bedrooms, spacious Lounge/Dining Room, Separate Kitchen and Shower Room.

Features include walk in wardrobe, en-suite bathroom to bedroom one, guest cloakroom, balcony, communal gardens and garage en-bloc.

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

**Lounge Diner 18'1 x 17'4 (5.51m x 5.28m)**



Spacious lounge diner, laid to carpet, front aspect windows and balcony door.

**Bedroom One 26'7 x 11'10 (8.10m x 3.61m)**



Spacious bedroom, front aspect window, door to walk in wardrobe

**Walk in Wardrobe 8'6 x 5'1 (2.59m x 1.55m)**

**En-Suite Bathroom 8'4 x 6' (2.54m x 1.83m)**



Modern bathroom suite, panelled bath with mixer tap and shower attachment, two pedestal wash hand basins, low level WC.

**Shower Room 8'8 x 5'6 (2.64m x 1.68m)**

Showe cubicle, low level WC, wash hand basin

**Bedroom Two 14'1 x 12'2 (4.29m x 3.71m)**



Laid to carpet, side aspect window.

**Bedroom Three 14'1 x 12'2 (4.29m x 3.71m)**



Laid to carpet, side aspect window.

**Kitchen 11'9 x 7'6 (3.58m x 2.29m)**



Range of wall and base units, rear aspect window.

**Balcony**



**Communal Gardens**

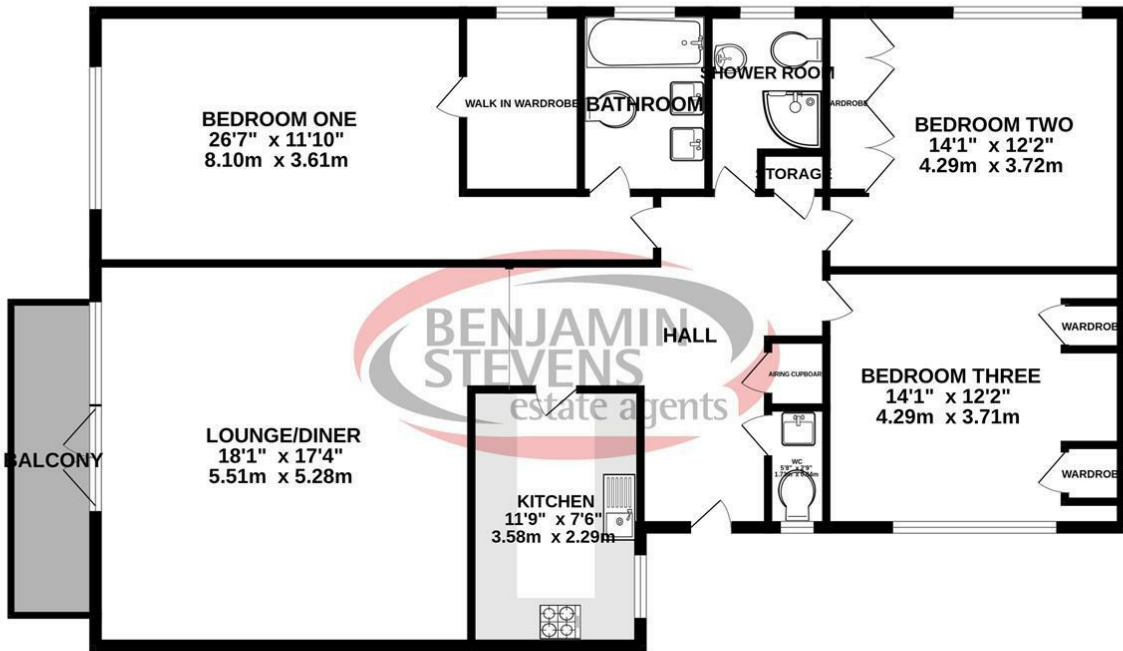


**Garage en-bloc**



# Floor Plan

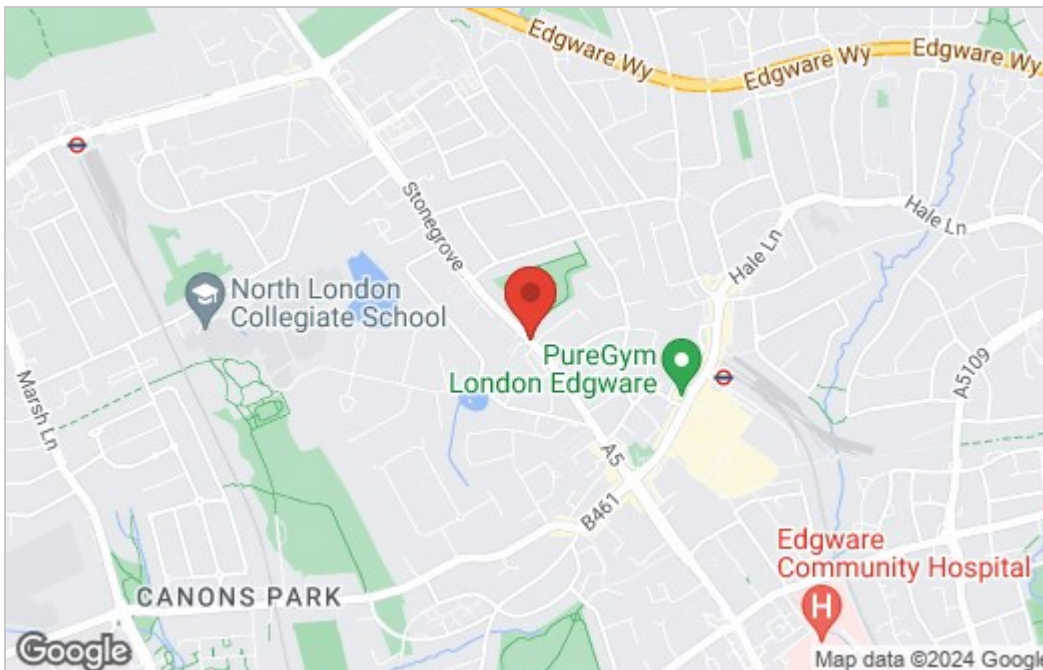
## SECOND FLOOR 1330 sq.ft. (123.6 sq.m.) approx.



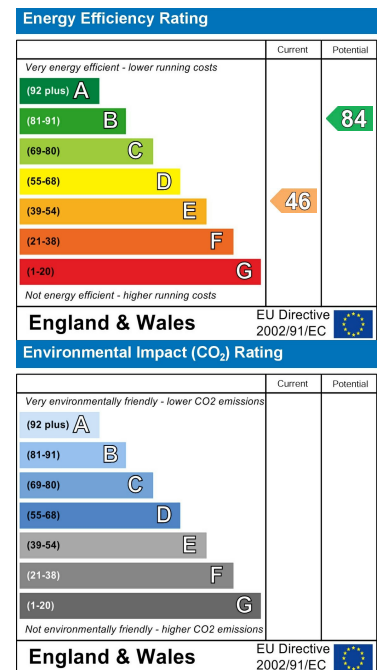
TOTAL FLOOR AREA : 1330 sq.ft. (123.6 sq.m.) approx.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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