



21 Camborne Road, Edgware, HA8 8FD

**Asking Price £650,000**

Located in a sought after area of Edgware is this well presented four bedroom townhouse set over three floors. The property comprises of a dining room, large fully fitted kitchen, Guest Cloakroom, a modern principle bathroom, four bedrooms with an en-suite from the master. Additionally the property benefits from a private garden and off street parking.

This property is situated within walking distance to all local amenities and transport links such as Stanmore Train Station, Edgware Train Station and further benefits from easy access to M1. You will also find local schools such as The London Academy, Aylward and Edgware Primary Schools.



**Front Aspect**



**Downstairs WC**



**Kitchen 7'4" x 9'8" (2.25 x 2.95)**



**Living Room 18'8" x 9'8" (5.71 x 2.95)**



**Dining room 11'4" x 9'8" (3.46 x 2.95)**



**Bedroom 1 11'7" x 12'2" (3.55 x 3.72)**



**En suite 9'4" x 5'3" (2.87 x 1.62)**





**Bedroom 2 15'4" x 10'0" (4.69 x 3.07)**



**Garden**



**Bedroom 3 11'9" x 10'0" (3.60 x 3.05)**



**Tenure**

Leasehold - 987 years remaining

Service Charge £710.33 bi-annually (£1421.32p/a)

Ground rent £461.16p/a

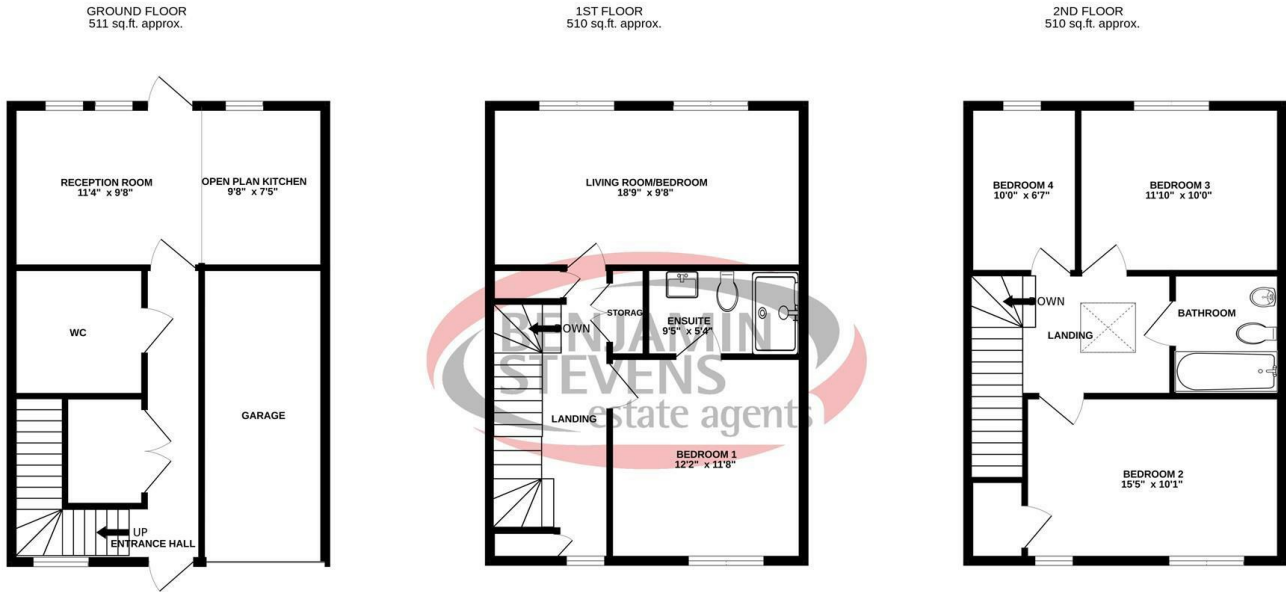
**Bedroom 4 6'6" x 10'0" (2.00 x 3.05)**



**Bathroom**



# Floor Plan



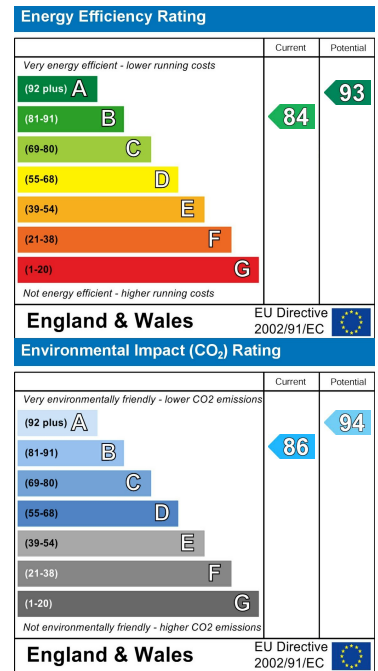
TOTAL FLOOR AREA: 1530 sq.ft. approx.

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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