



**137 Kings Drive, Edgware, HA8 8EG**

**Asking Price £740,000**

A rare opportunity to acquire an freehold semi-detached family townhouse in the much sought after Edgware Green Development, which is situated a stone's throw away from local amenities, local transport and within catchment of top schools.

This property is set over three floors. The property comprises of a dining room , large fully fitted kitchen with seated breakfast area, cloakroom, a modern principle bathroom, four/five bedrooms with an en-suite from the master.

Features included off street parking, a private garden, HD CCTV cameras for security, and new fitted Daikin Air Conditioners in three bedrooms.

Call vendors sole agents to view!

**Entrance Hall**



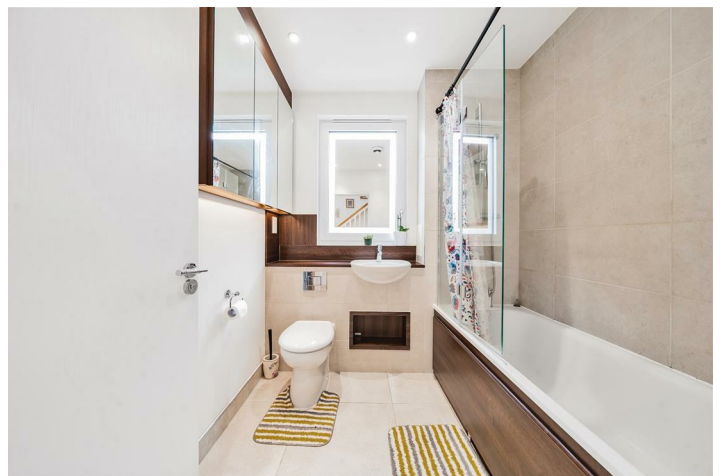
**Third Bedroom 11'3 x 9'1 (3.43m x 2.77m)**



**Kitchen 16'2 x 9'1 (4.93m x 2.77m)**



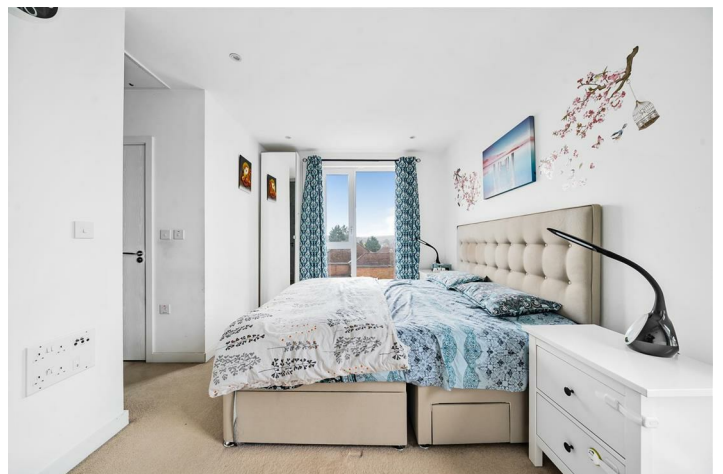
**Bathroom 7'3 x 6'9 (2.21m x 2.06m)**



**Reception/Dining Room 16'2 x 9'10 (4.93m x 3.00m )**



**First Bedroom 16'2 x 13'7 (4.93m x 4.14m)**

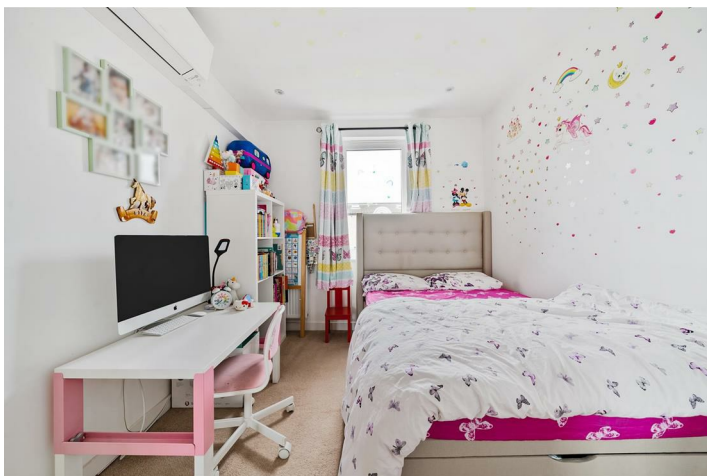


**Reception 16'2 x 9'11 (4.93m x 3.02m )**

## En-Suite



## Second Bedroom 11'4 x 8'11 (3.45m x 2.72m)



## Fourth Bedroom 11'4 x 6'10 (3.45m x 2.08m)



## Tenure

FREEHOLD

Service Charge £722 pa

Council Tax F

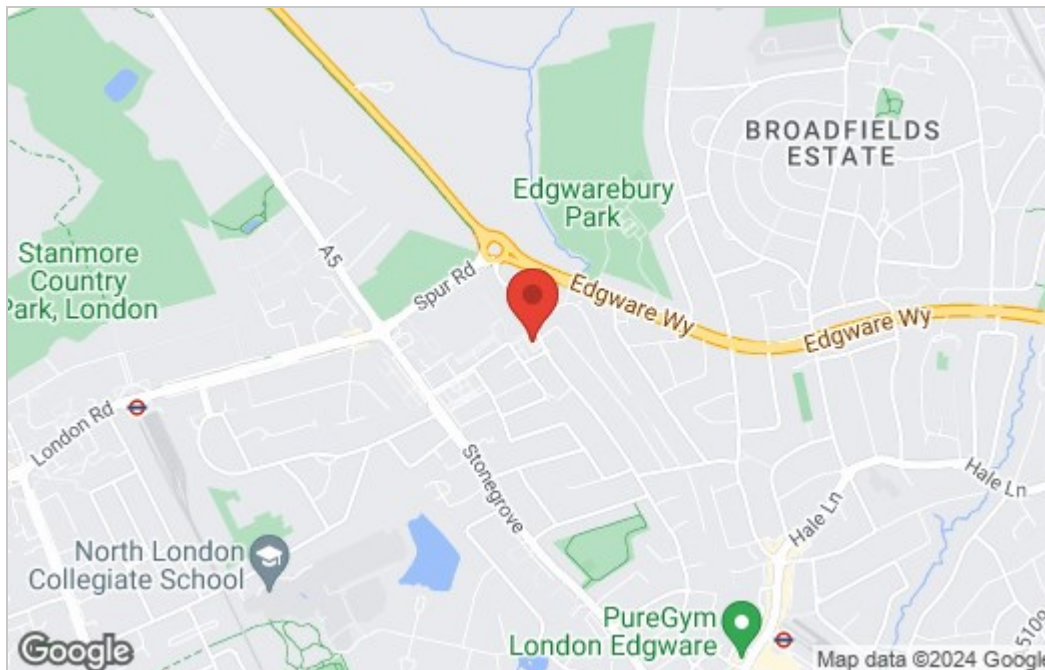
# Floor Plan

## Kings Drive, Edgware, HA8

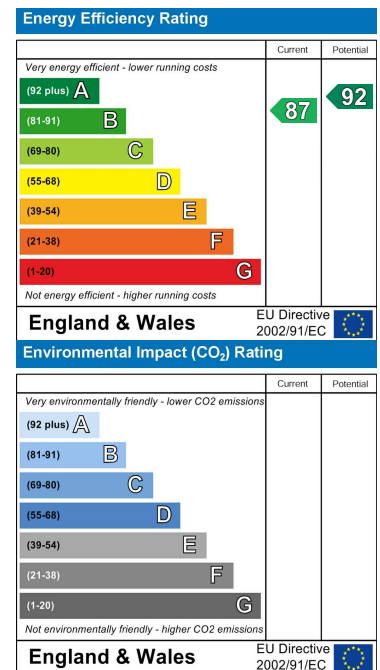
Approximate Area = 1412 sq ft / 131.2 sq m  
For identification only - Not to scale



# 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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