



## 20a Kenilworth Road, Edgware, HA8 8YG

**Offers In Excess Of £375,000**

A Chain Free Two Double Bedroom First Floor Maisonette.

Accommodation comprises spacious lounge, Two Double Bedrooms, Modern Bathroom Suite, Modern Kitchen/Diner.

Features include a private garden and is available chain-free.

Currently let under an assured shorthold tenancy agreement, can be purchased with tenants in situ, or with vacant possession.

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



**Living Room 15'3 x 12'5 (4.65m x 3.78m)**



Wood effect flooring, two double glazed front aspect windows.

**Bedroom One 12'8 x 10'7 (3.86m x 3.23m)**



Double glazed front aspect window.

**Bedroom Two 12' x 9'6 (3.66m x 2.90m)**



Double glazed rear aspect window

**Kitchen / Diner 11'6 x 8'7 (3.51m x 2.62m)**



Range of wall and base units, sink unit, space for table and chairs, double glazed rear aspect window.

**Bathroom 7'5 x 5'7 (2.26m x 1.70m)**



Panelled bath with mixer tap and shower attachment, wash hand basin, low level WC. Rear aspect windows.

**Garden**



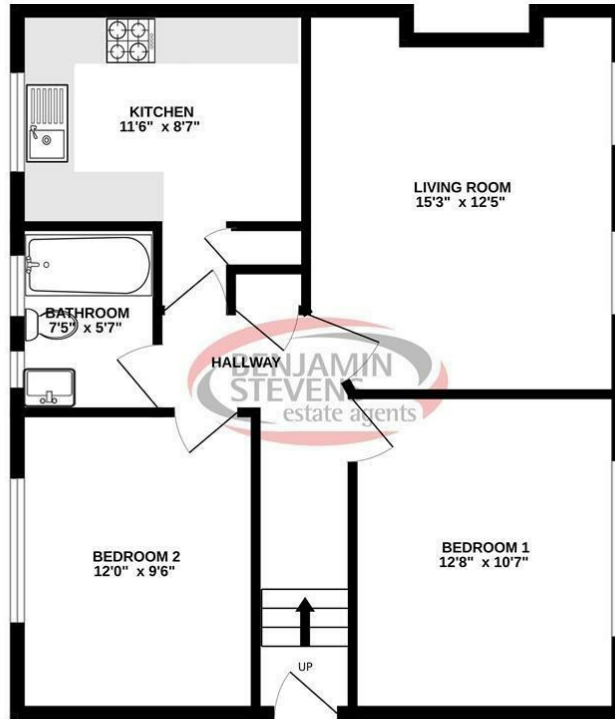
Private rear garden, mainly laid to lawn with decked area.

**Tenure**

Leasehold - 87 years remaining  
Service charges £600 per annum  
Ground Rent £10 per annum

# Floor Plan

**First Floor**  
664 sq.ft. approx.

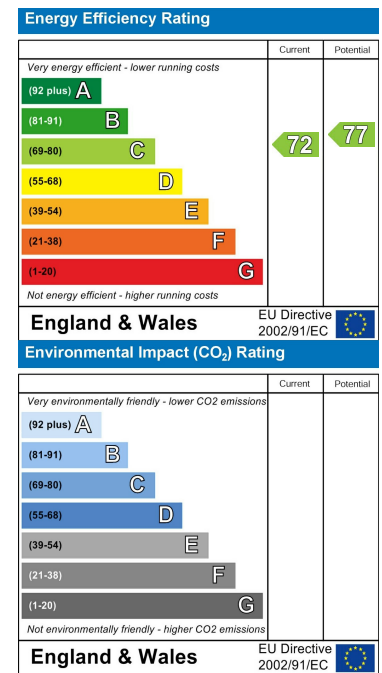


TOTAL FLOOR AREA: 664 sq ft. approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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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