



**BENJAMIN  
STEVENS.**  
estate agents



**15 Sterling Avenue, Edgware, HA8 8BP**

**Asking Price £345,000**

A first floor maisonette located on Sterling Avenue. This property includes two double bedrooms, a family bathroom, WC, spacious reception room and a kitchen/diner perfect for a small family, first time buyer or investment.

The highlights of this property are a spacious loft, communal gardens, garage and off street parking.

This property is situated at the quiet end of a convenient cul-de-sac close to local schools, shops and transport links.

**\*Chain Free\***

Call sole agents Benjamin Stevens now to book a viewing!

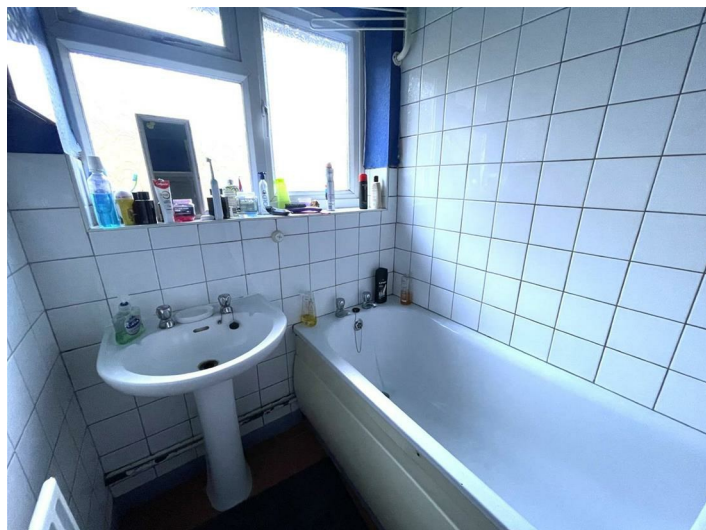


## Exterior

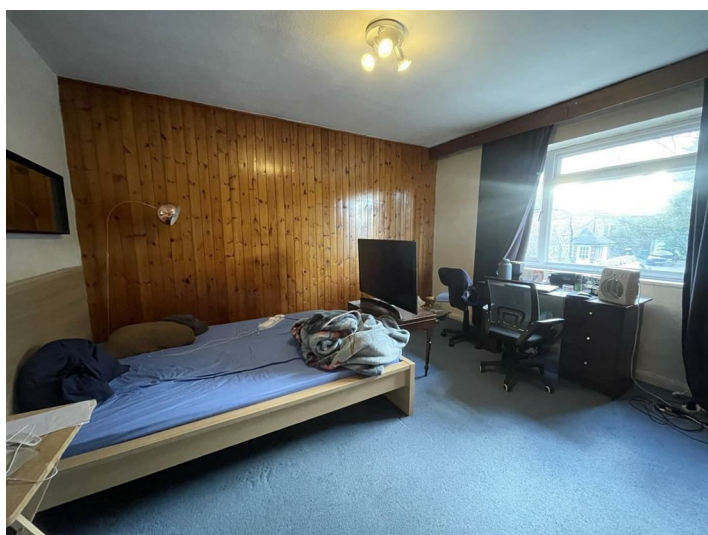
### Living Room 14'7" x 12'4" (4.47 x 3.78)



## Bathroom



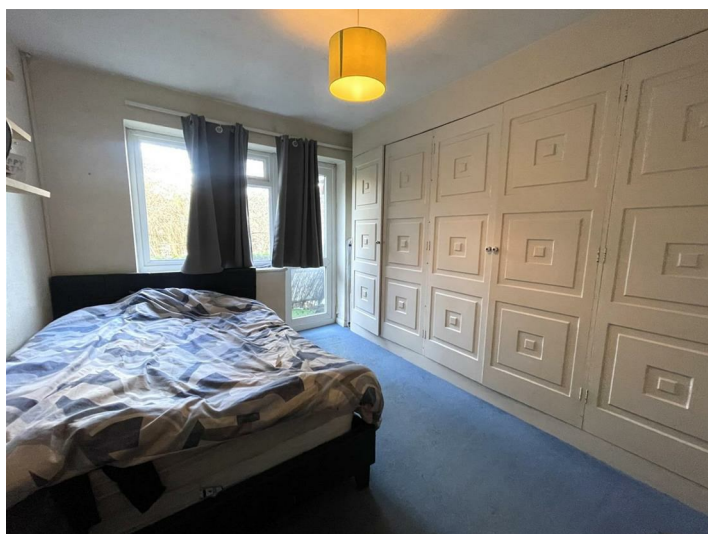
### Bedroom One 12'7" x 10'11" (3.86 x 3.33)



### Kitchen/Diner 10'11" x 9'4" (3.33 x 2.87)



### Bedroom Two 12'11" x 12'5" (3.94 x 3.81)



## Balcony



## Garage



## Tenure

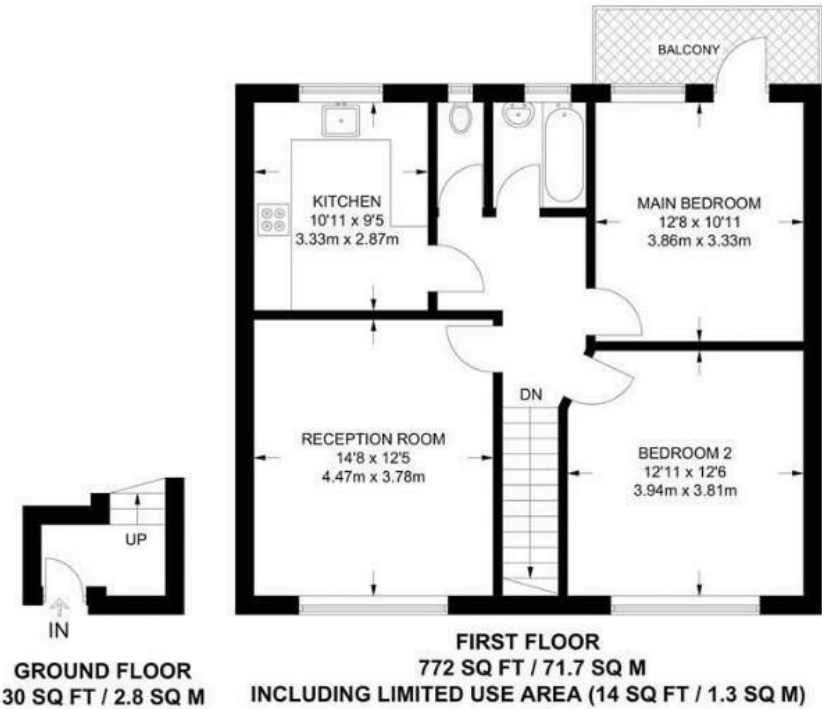
Lease- 96 years

Ground Rent- £100pa

Service Charge- £490pa

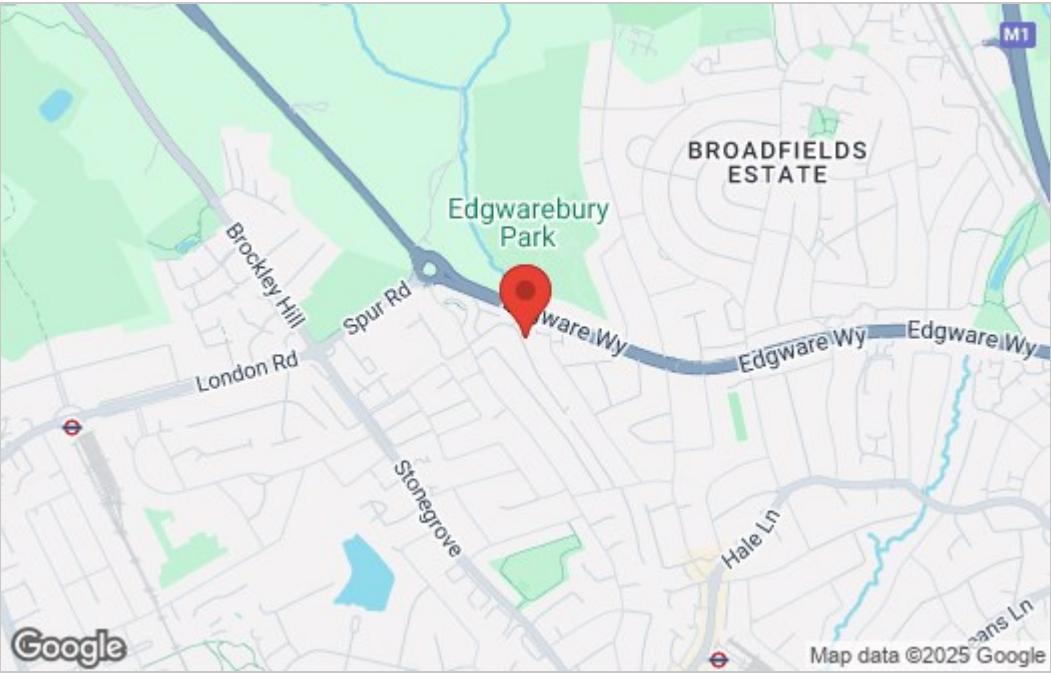


Floor Plan

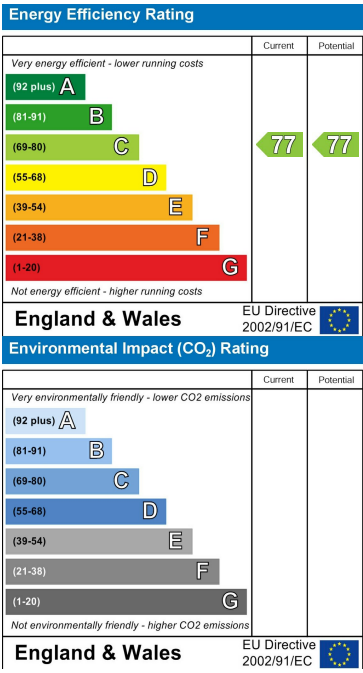


Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

Area Map



Energy Efficiency Graph



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Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118  
Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777  
[www.benjaminstevens.co.uk](http://www.benjaminstevens.co.uk)