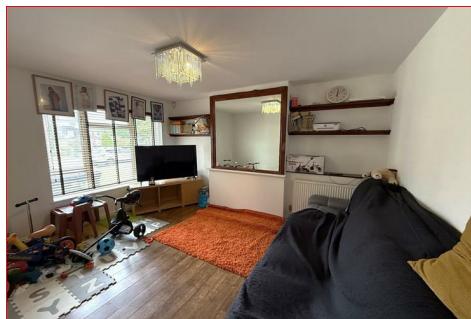




**BENJAMIN
STEVENS.**
estate agents



4 Sterling Avenue, Edgware, HA8 8BP
Asking Price £350,000

A ground floor maisonette located on Sterling Avenue. This property includes two double bedrooms, a family bathroom and a kitchen.

This is ideal for an investment or first time buy.

Situated in a convenient cul-de-sac location close to local schools and transport links, this maisonette offers being chain-free, making the moving process smoother and more straightforward.

Call sole agents Benjamin Stevens now to book a viewing!

Exterior



Bedroom One 12'4" x 10'5" (3.78 x 3.18)



Reception Room 14'4" x 12'4" (4.39 x 3.78)



Bedroom Two 12'11" x 8'11" (3.94 x 2.74)



Kitchen 10'11" x 8'9" (3.33 x 2.68)



Bathroom



Garden



Tenure

Lease- 949 years remaining

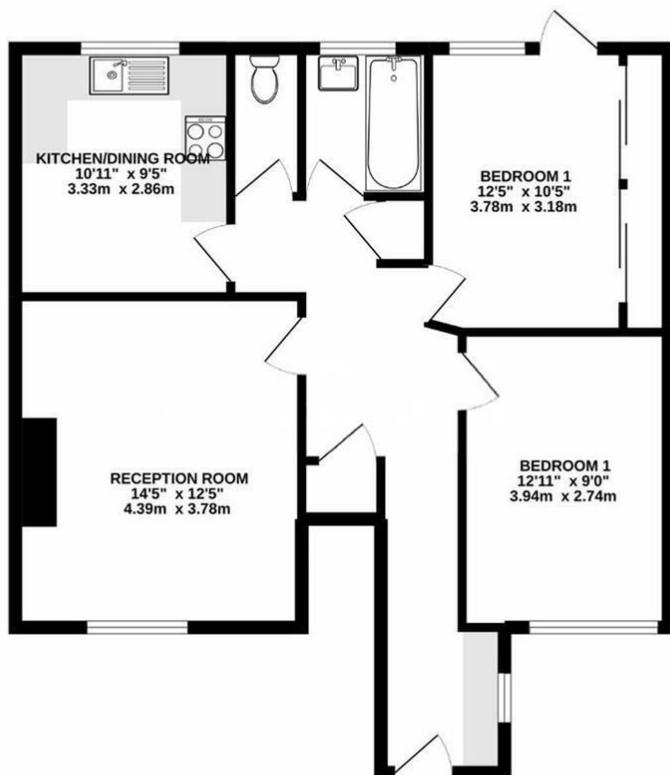
Ground Rent- £18.90

Service Charge- £450

Council Tax Band D

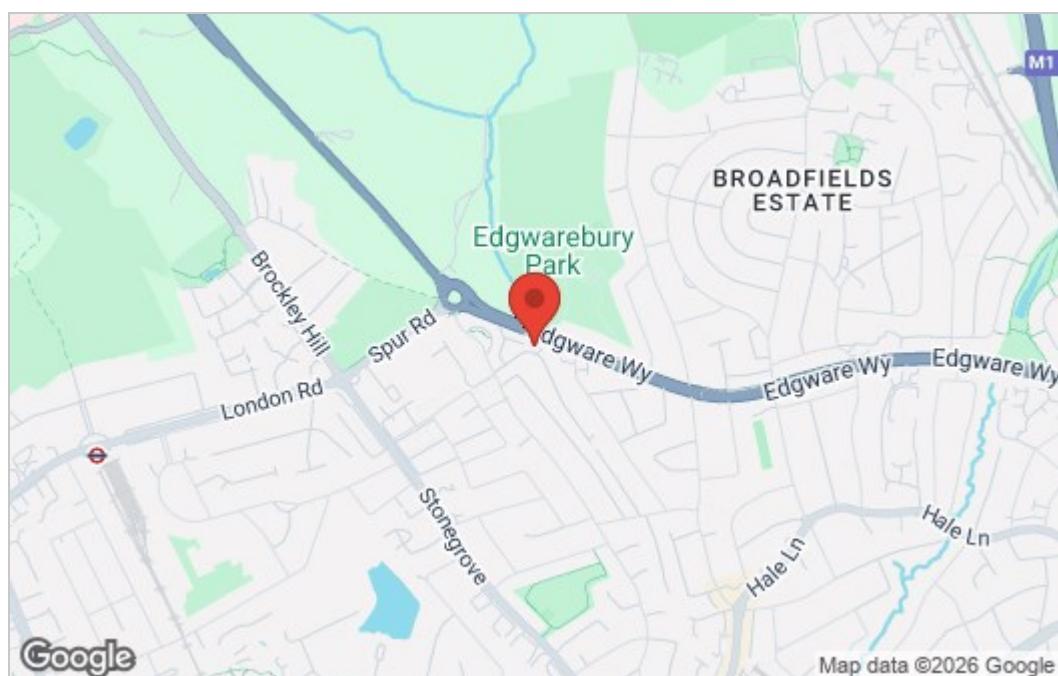
Floor Plan

GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.

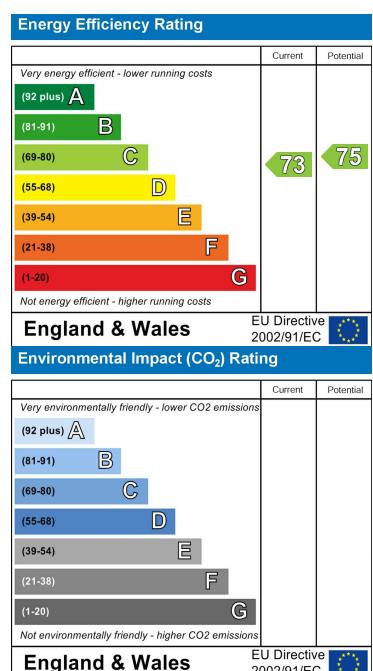


TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan, we cannot guarantee measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission or mis-statement. This plan 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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