



**BENJAMIN
STEVENS.**
estate agents



50 Priory Field Drive, Edgware, HA8 9PU

Asking Price £395,000

A first floor two bedroom, two bathroom maisonette situated in the sought after Priory Field Drive located just off Hale Lane within easy reach of places of worship, local amenities and transport. .

The property comprises of a bright reception room with open plan dining area, modern fitted kitchen, master bedroom with fitted wardrobes and door leading to en-suite shower room, second double bedroom, family bathroom and two large storage cupboards.

There is also an allocated parking space, easy visitors parking and communal gardens.

Call Benjamin Stevens to view!

Exterior



Bedroom One 12'1" x 11'3" (3.70 x 3.44)



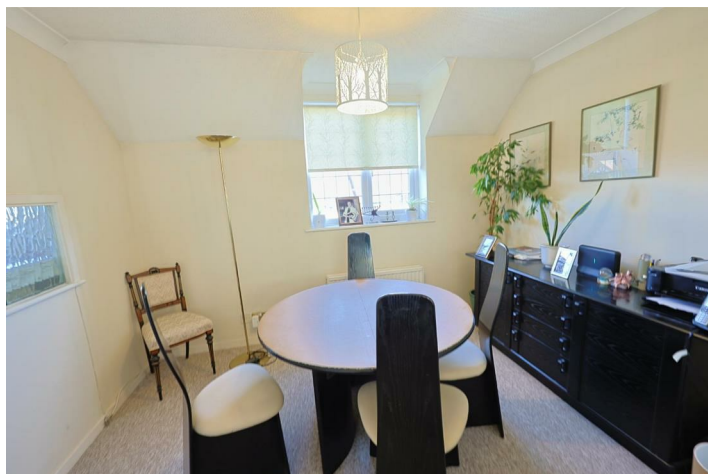
Reception 15'3" x 10'9" (4.66 x 3.28)



En-suite to Bedroom One



Dining Area 10'9" x 7'1" (3.28 x 2.17)



Bedroom Two 12'1" x 8'8" (3.70 x 2.66)



Family Bathroom



Kitchen 11'9" x 7'1" (3.60 x 2.17)



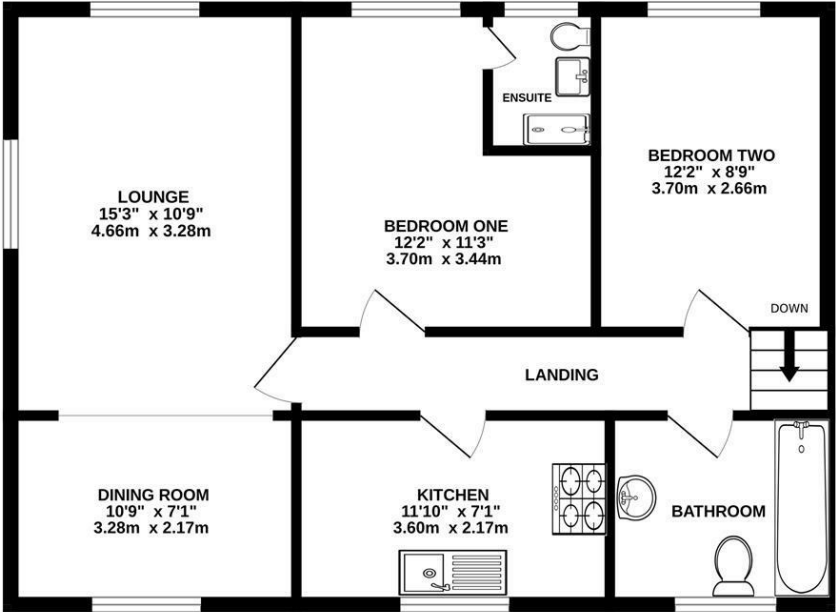
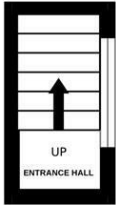
Tenure

Lease- 150 years remaining
Ground Rent- £0 (peppercorn)
Service Charge- £1,816.82 per annum
Council Tax Band- E (Barnet)

Floor Plan

GROUND FLOOR
25 sq. ft. (2.4 sq.m.) approx.

1ST FLOOR
690 sq. ft. (64.1 sq.m.) approx.



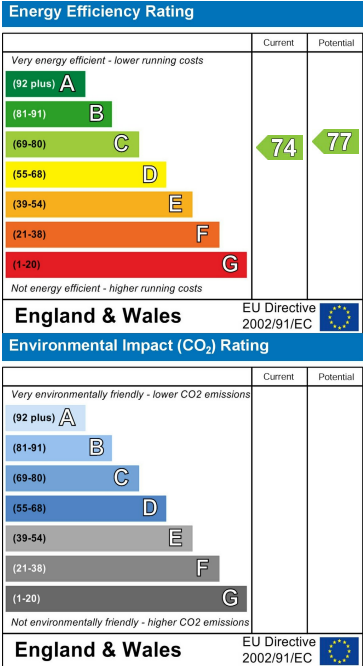
TOTAL FLOOR AREA : 715 sq.ft. (66.4 sq.m.) approx.

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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