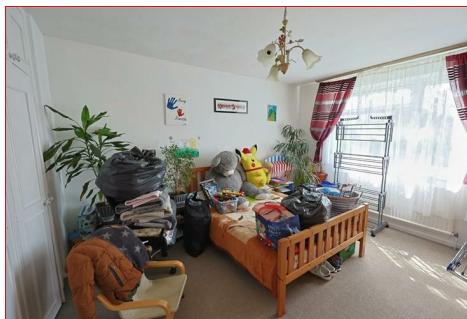
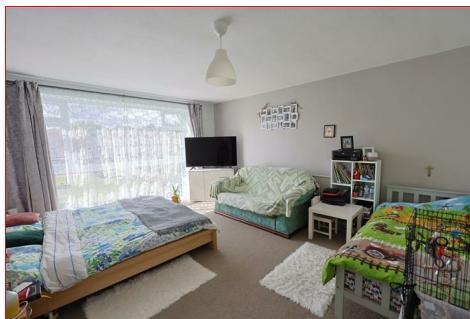
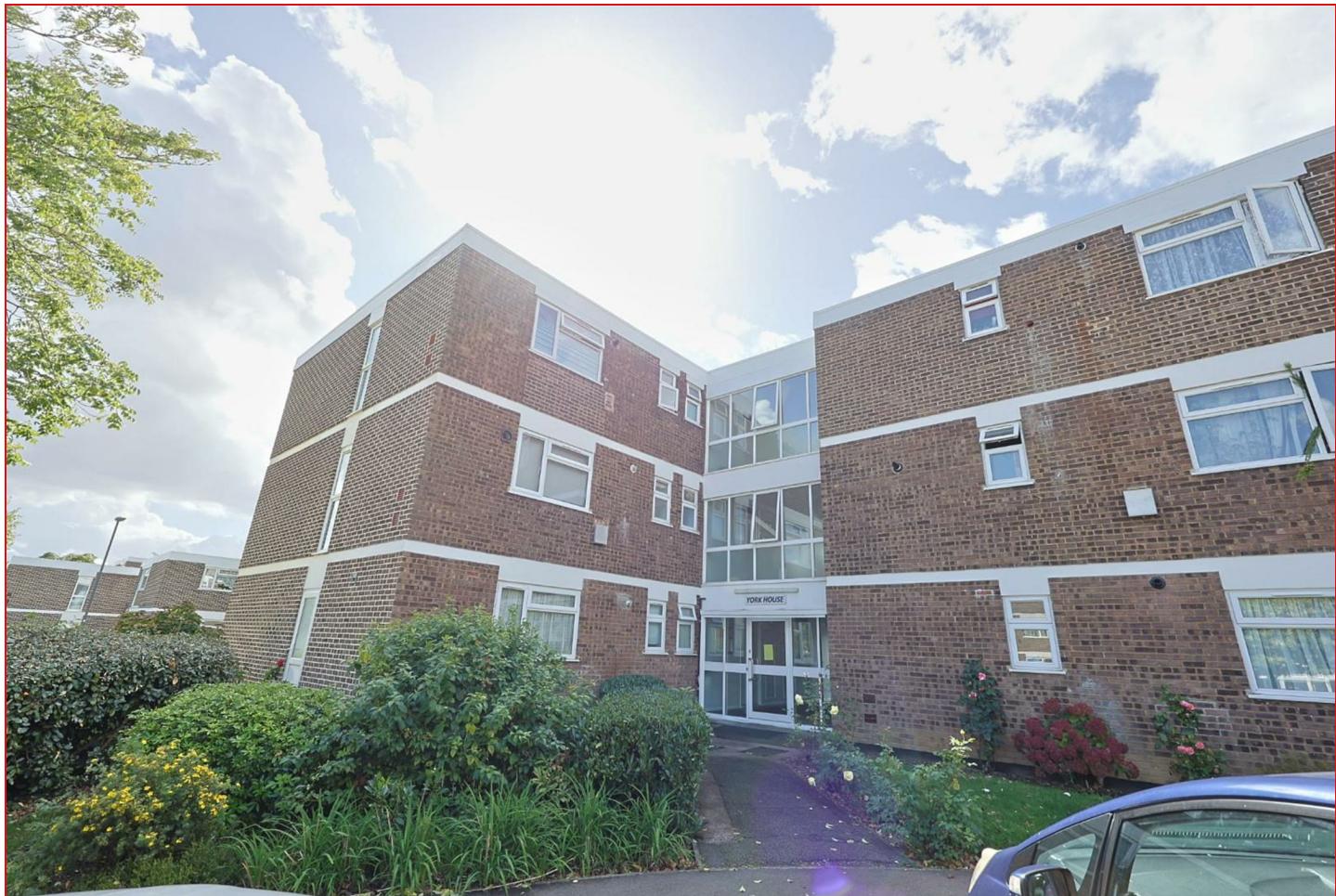




**BENJAMIN  
STEVENS.**  
estate agents



**7 York House Stratton Close, Edgware, HA8 6QA**  
**Asking Price £269,950**

A Spacious one-bedroom apartment, conveniently located between Edgware Northern Line & Canons Park Jubilee Line station.

Accommodation comprises One Large Double Bedroom, a Spacious reception, and a separate kitchen.

Features include Garage, and share of freehold.

Call vendor's sole agents Benjamin Stevens now to view!

**Exterior**



**Kitchen**



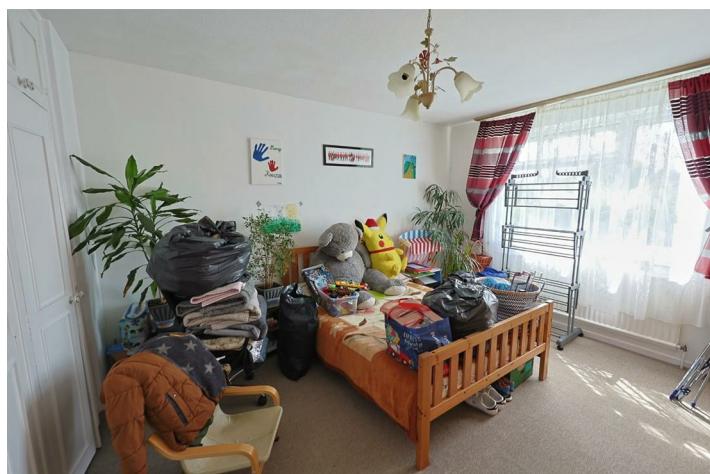
**Reception Room**



**Family Bathroom**



**Bedroom**

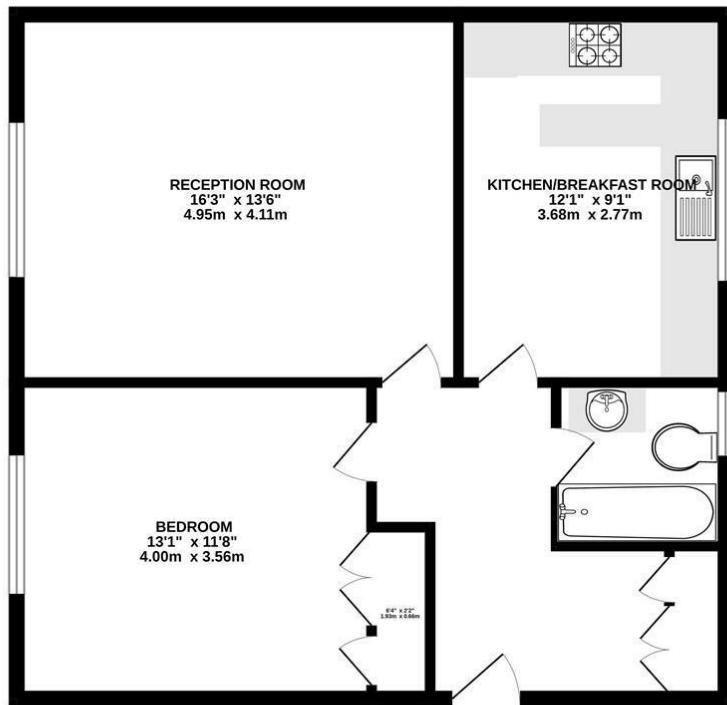


**Communal Gardens**



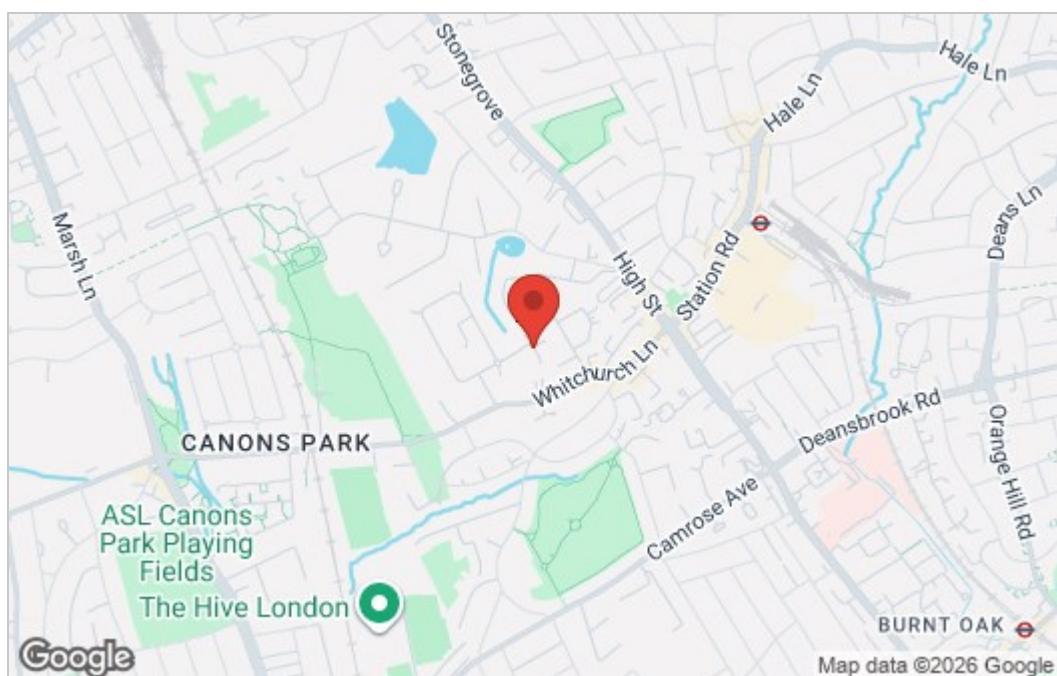
## Floor Plan

SECOND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.

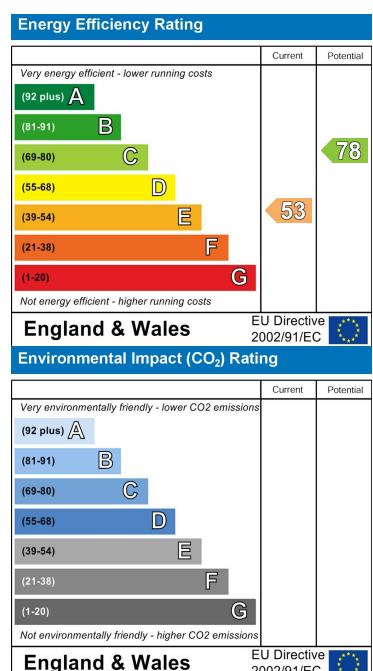


TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 operating efficiency can be given.  
Made with Metropix ©2025

## 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.