



76 Stonegrove, Edgware, HA8 7UH

**Asking Price £365,000**

A chain free two bedroom apartment situated on the first floor of this purpose built development overlooking a communal garden offering a long lease.

This property offers two bedrooms, two bathrooms, fitted kitchen and a spacious living/dining room leading to a balcony overlooking the well maintained communal gardens, The apartment further boasts from a lift service and a gated car park with allocated parking.

The apartment is also conveniently located within walking distance to transport links, local schools / amenities and near by places of worship.

**Reception 19'0,12'9 (5.79m,3.89m)**



**Kitchen 12'9,6'3 (3.89m,1.91m)**



**Bedroom one 11'11,10'9 (3.63m,3.28m)**



**Bathroom 7'1,6'1 (2.16m,1.85m)**



**Bedroom two 11'11,8'5 (3.63m,2.57m)**



**En-suite 6'3,3'8 (1.91m,1.12m)**

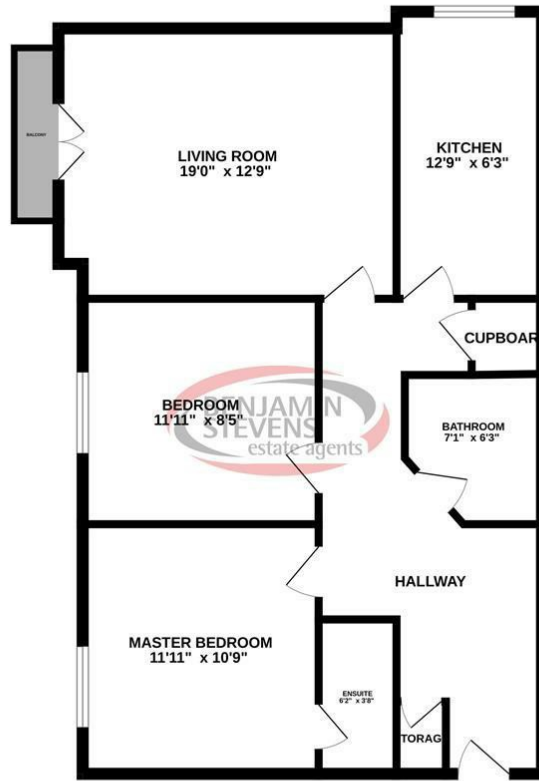


**Tenure**

Leasehold: 135 years remaining  
Service charges £3,420 p/a  
Ground rent £300 p/a

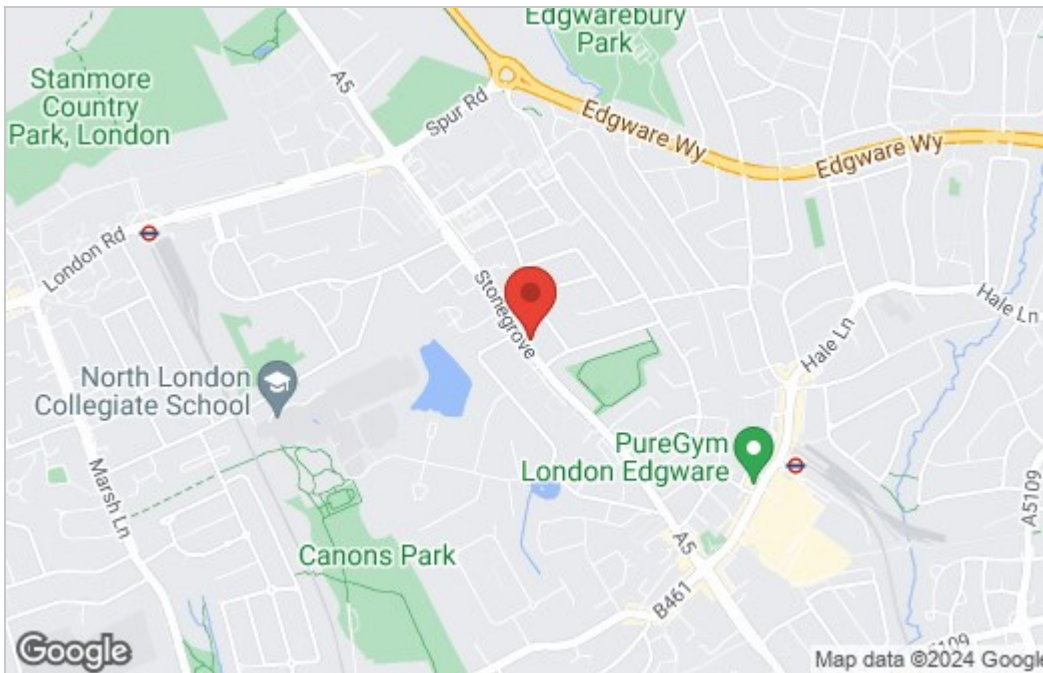
# Floor Plan

## GROUND FLOOR

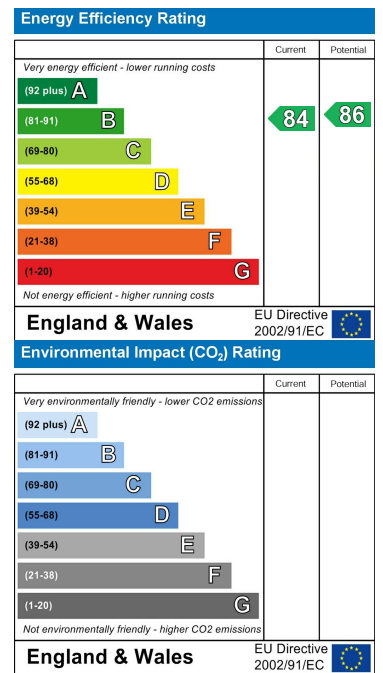


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2023

# Area Map



# Energy Efficiency Graph



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