



Blueberry Court 237 Hale Lane, Edgware, HA8 9QZ

£1,850 PCM

Benjamin Stevens are pleased to offer for rent this 3 bedroom 2 bathroom top floor flat that is currently set up as a 2 bedroom 2 bathroom flat with a dressing room. The property is situated in a purpose built block along Hale Lane and is within easy reach of Edgware's Broadwalk shopping centre and Underground station.

The property is available unfurnished and has many benefits such as a kitchen / diner, en suite shower room to bedroom 1, large L-shaped hallway, 3rd bedroom currently set up as a dressing room and a lift within the block. There are also communal gardens and an underground parking space.

To arrange a viewing please call Benjamin Stevens on 020 8958 1118.

Communal Entrance

Entry phone system, lift, stairs to all floors

Entrance Hallway 16'7 x 10'10 (5.05m x 3.30m)

L-shaped entrance hallway with storage cupboards

Living room 14'8 x 13'6 (4.47m x 4.11m)



Wooden flooring, double glazed window to rear, spotlights

Kitchen / diner 16'2 x 8'10 (4.93m x 2.69m)



Modern range of fitted wall and base units, gas hob with extractor hood over, electric oven, fridge freezer, dishwasher, double glazed window to side, space for dining table and chairs

Bedroom 1 10'8 x 10'3 (3.25m x 3.12m)



Range of fitted wardrobes, double glazed window to rear, door to en suite shower room

En suite shower room 6'2 x 5'7 (1.88m x 1.70m)



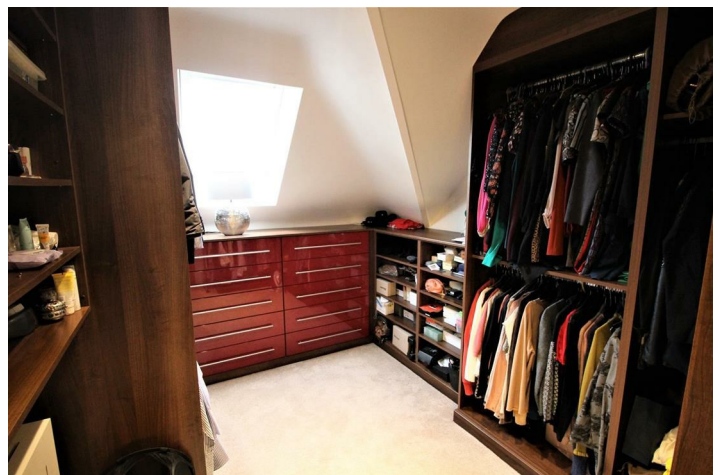
Modern three piece suite comprising shower cubicle, low flush wc, wash hand basin, tiled walls.

Bedroom 2 12'5 x 7'8 (3.78m x 2.34m)



Double glazed window to rear, currently set up as a nursery

Bedroom 3 12'5 x 9'2 (3.78m x 2.79m)



Currently set up as a dressing room, double glazed window to rear

Family bathroom 6'8 x 6'2 (2.03m x 1.88m)



Modern 3 piece suite comprising bath with shower attachment over, shower screen, low level wc, wash hand basin, tiled walls, spotlights

Communal Gardens

Parking

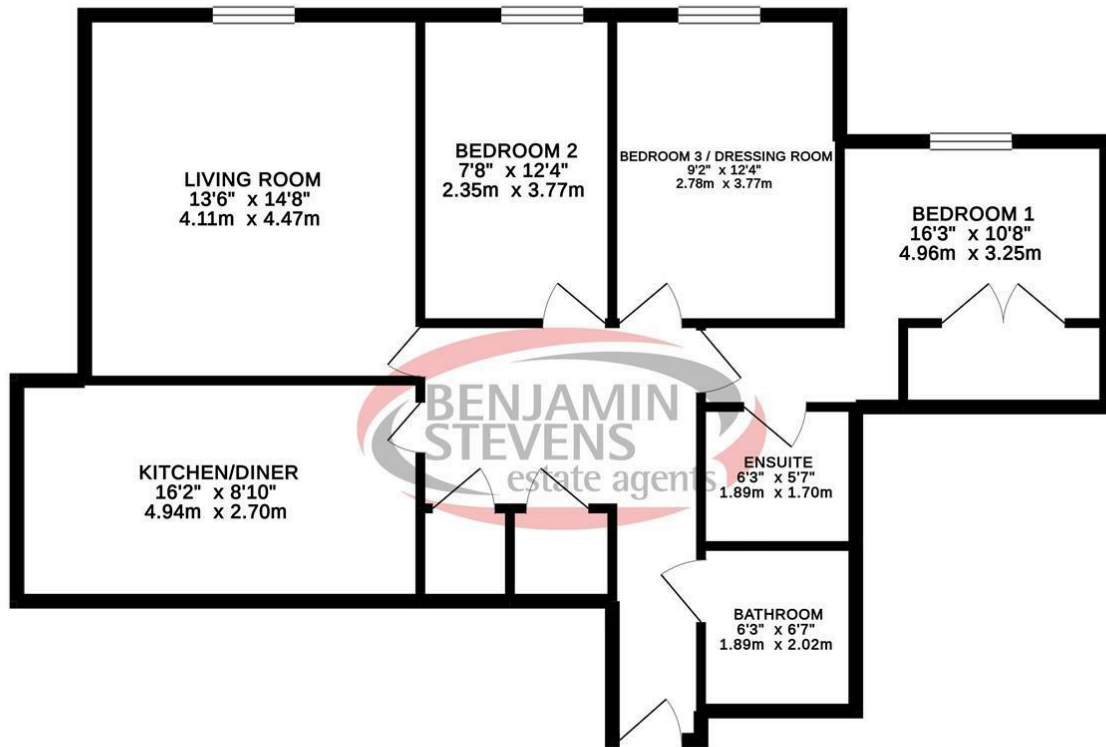
Allocated underground parking space

Council Tax

Barnet Council Tax Band E £1,888.83

Floor Plan

GROUND FLOOR 903 sq. ft.
(83.9 sq. m.)



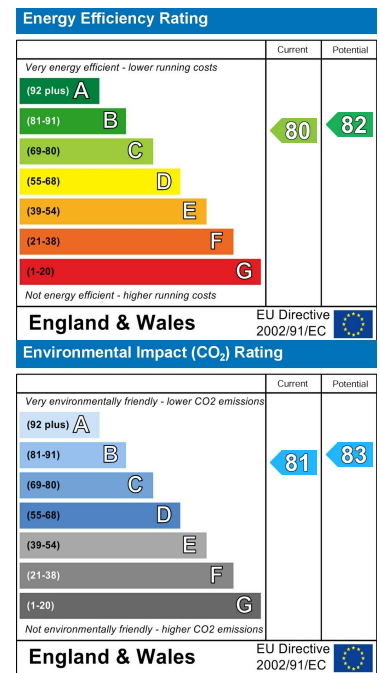
TOTAL FLOOR AREA : 903 sq. ft. (83.9 sq. m.) approx.

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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