



ESTATE & LETTINGS AGENTS

Bushfield Crescent, Edgware, HA8



FOR SALE £329,950 Leasehold

Major Estates bring to the market this purpose built apartment. Located within a mile of Edgware with its array of shops, restaurants and Underground station (northern line) this property is currently let out so would suit an investor. The flat comprises 3 bedrooms, living room with access to balcony, fitted kitchen and bathroom.

- Three Bedrooms
- Chain Free
- 2nd Floor
- Let at £15,000 per annum
- Gas Central Heating
- Fitted Kitchen
- Living room with balcony
- Close to shopping amenities & Edgware Station

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
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Hallway:

Radiator, laminated wood flooring.

Living Room:

4.30m (14' 1") x 4.26m (14' 0")

Double glazed window to side aspect, door to balcony, radiator, laminated wood flooring and power points.



Fitted Kitchen:

2.96m (9' 9") x 2.65m (8' 8")

Fitted Kitchen with units to eye and base level, work top surfaces, stainless steel sink fitted with mixer tap, laminated wood flooring, partly tiles walls, space for gas cooker, plumbing for washing machine, double glazed window to side aspect and power points.



Bathroom:

Vinyl flooring, panel enclose bath tub with taps and shower attachment, double glazed window to side aspect, pedestal hand wash basin with taps.

WC:

Vinyl flooring, double glazed window to side aspect and low level WC.



Bedroom 1:

4.26m (14' 0") x 3.71m (12' 2")

Double glazed window to side aspect, radiator, carpeted flooring, power points and fitted cupboard.



Bedroom 2:

3.66m (12' 0") x 2.68m (8' 10")

Double glazed window to side aspect, radiator, carpeted flooring, storage cupboard and power points.



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Bedroom 3:

3.09m (10' 02") x 2.43m (8' 0")

Double glazed window to side aspect, radiator, carpeted flooring and power points.



Tenure:

Leasehold

Local Authority:

London Borough Barnet

Lease:

91 year remaining

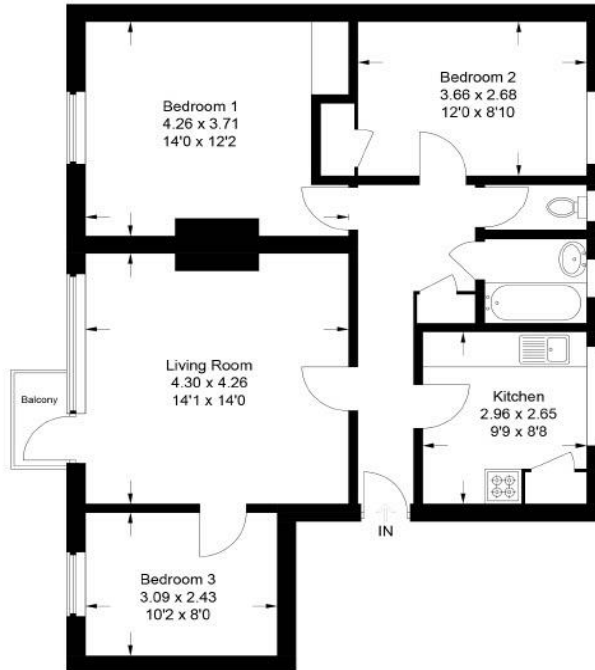
Service Charge:

£85.50 per month

Ground Rent:

£10.00 per year

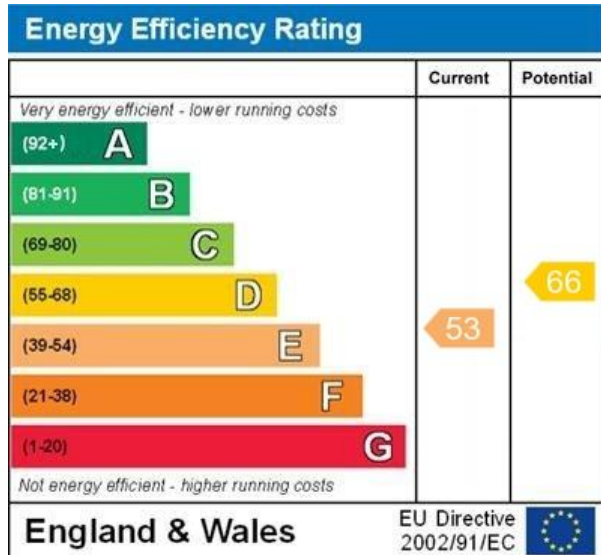
Approximate Gross Internal Area
75.5 sq m / 813 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

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