



*ESTATE & LETTINGS AGENTS*

Meadfield, 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
- 1<sup>st</sup> Floor
- Let at £16,740 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  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

### Hallway:

Radiator, laminated wood flooring.

### Living Room:

4.30m (14' 1") x 4.08m (13' 5")

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, electric hob with stainless steel extractor above, plumbing for washing machine, double glazed window to side aspect and power points.



**Bathroom:**

Laminated wood flooring, panel enclose bath tub with taps and shower attachment, double glazed window to side aspect, hand wash basin with mixer tap and heated towel rail.



**WC:**

Laminated wood flooring, double glazed window to side aspect, radiator and low level WC.



**Bedroom 1:**

4.08m (13' 5") x 3.71m (12' 2")

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



**Bedroom 2:**

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

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



**Bedroom 3:**

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

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



**Tenure:**  
Leasehold

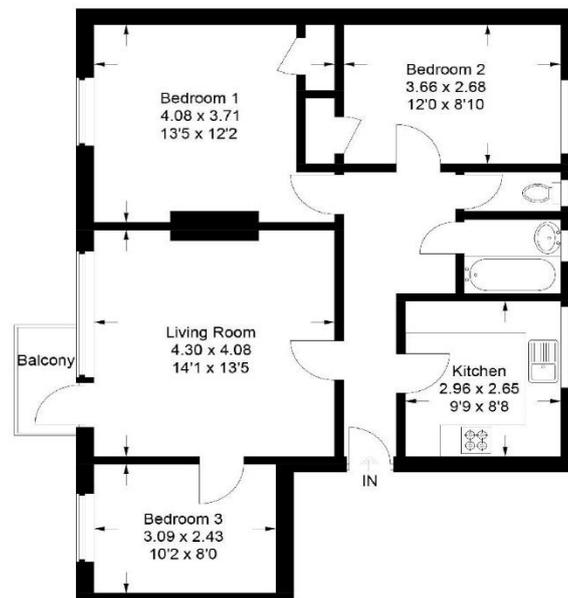
**Local Authority:**  
London Borough Barnet

**Lease:**  
89 year's remaining

**Service Charge:**  
£85.50 per month

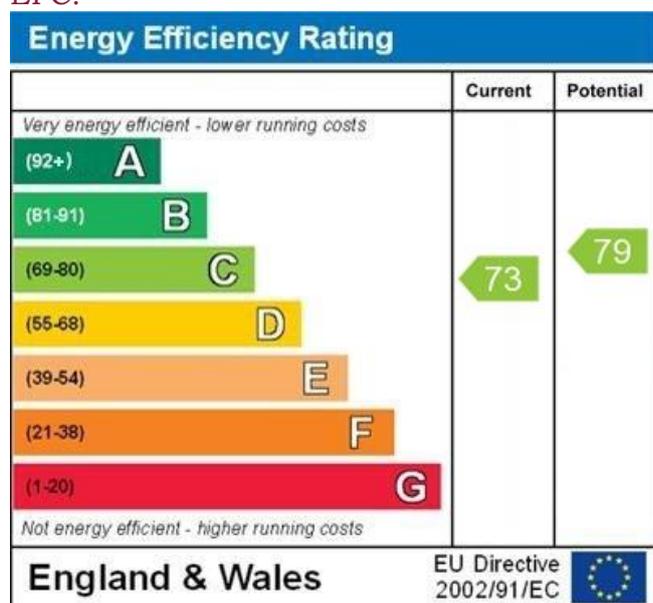
**Ground Rent:**  
£10.00 per year

Approximate Gross Internal Area  
73.5 sq m / 791 sq ft



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EPC:



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#### Disclaimer

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.

#### Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available.



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