



CANONS CORNER, MIDDLESEX, HA8
£324,950 LEASEHOLD

DUPLIX FLAT FOR SALE

Tenure: Leasehold (Approximately 149 years remaining)

Service Charge: £0.00

Ground Rent: Peppercorn

EPC Rating: D

Harrow | 020 8861 3933 | harrow@winkworth.co.uk

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DESCRIPTION:

Winkworth Harrow are delighted to offer this charming two bedroom duplex flat to the sales market, refurbished less than a year ago!

Situated above a popular local patisserie, the ground floor of the flat comprises a bright and airy reception room, a modern kitchen and a WC.

The first floor boasts two generously proportioned bedrooms, with natural light in abundance, and a family bathroom.

Ideal for investors and first time buyers alike, Canons corner is conveniently located in close proximity to Stanmore Underground Station. Stanmore's local amenities are also a stone's throw away, with a generous parade of shops and restaurants such as Pizza Express and Nando's.





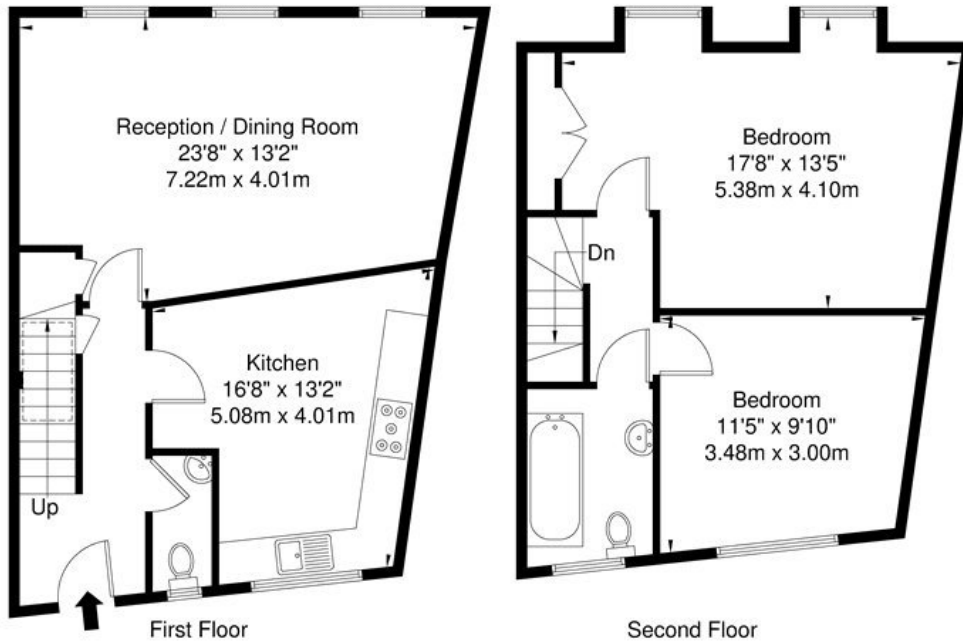
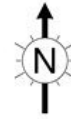
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Canons Corner Edgware HA8 8AE

Approx. Gross Internal Area = 89.3 sq m / 961 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC



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