

Warren Way, HA8

2 1 1

£280,000 *Leasehold*

A well-presented and generously proportioned two-bedroom apartment situated on the third floor of this modern development on Warren Way, Edgware. Offering approximately 597 sq. ft. of well planned living accommodation, the property provides a comfortable and contemporary home in a convenient residential location.

KEY FEATURES

- 2 BEDROOMS 3RD FLOOR APARTMENT
- LEASEHOLD
- COMMUNAL GARDENS
- CHAIN FREE





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DESCRIPTION

The accommodation comprises a welcoming entrance hallway, a spacious master bedroom, a further well-sized double bedroom, and a modern tiled family bathroom suite. The heart of the home is the impressive open-plan kitchen and reception room, providing an excellent space for both everyday living and entertainment.

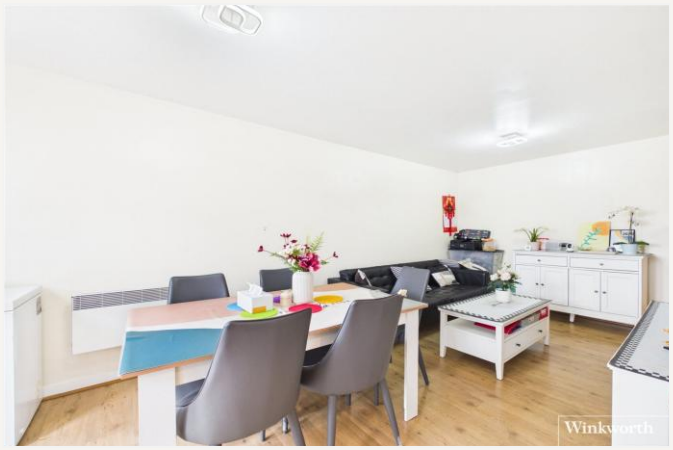
The reception area benefits from direct access to a private balcony, creating a pleasant outdoor extension to the living space. Further benefits include wooden flooring throughout, a secure entry phone system and an allocated parking space providing both comfort and peace of mind.

The property is ideally positioned for access to a range of local shops, restaurants and everyday amenities, while excellent transport connections make it well suited to commuters. Burnt Oak Underground Station (Northern Line) is the nearest station, providing convenient access into Central London and beyond.

With its spacious accommodation, private balcony, secure parking and convenient location, this apartment represents an excellent opportunity for first-time buyers, professionals, couples or investors alike.

Viewing is highly recommended to fully appreciate the accommodation and location on offer.













ROOM DESCRIPTIONS

Entrance Hallway - 21'11" x 3'5" (6.68m x 1.04m)

Living Room - 9'5" x 17'11" (2.87m x 5.46m)

Kitchen - 7'10" x 8' (2.4m x 2.44m)

Bedroom 1 - 8'6" x 14' (2.6m x 4.27m)

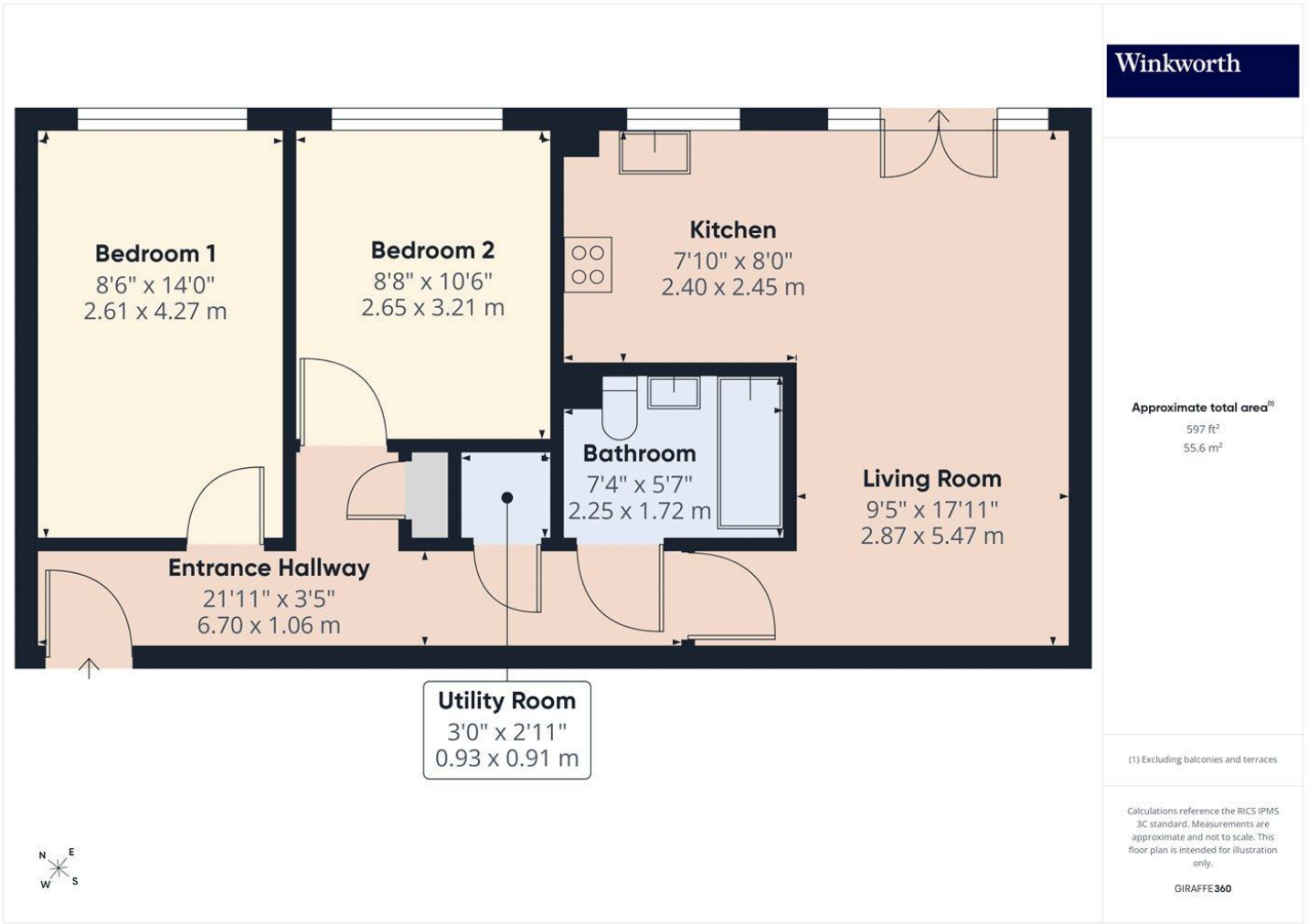
Bedroom 2 - 8'8" x 10'6" (2.64m x 3.2m)

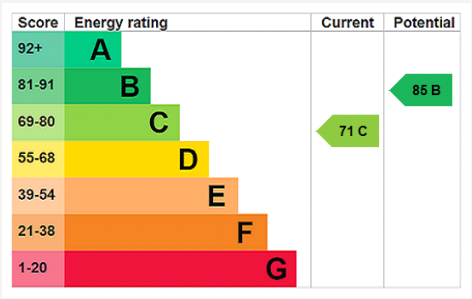
Bathroom - 7'4" x 5'7" (2.24m x 1.7m)

Utility Room - 3' x 2'11" (0.91m x 0.9m)

MATERIAL INFO

Tenure: Leasehold
Term: 130 years
Service Charge: £2800 per annum
Ground Rent: £250 Annually (subject to increase)
Council Tax Band: C
EPC rating: C





https://www.winkworth.co.uk/sale/property/CLS260944

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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