



High Street, HA8

£450,000 *Leasehold*

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An attractive and well-presented two-bedroom apartment situated on the second floor of Hillgrove House, Edgware. Offering contemporary accommodation in a highly convenient location, this property is an excellent choice for professionals, couples, first-time buyers or investors.

KEY FEATURES

- CONTEMPORARY SECOND-FLOOR APARTMENT
- TWO BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- BALCONY



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DESCRIPTION

The apartment offers a comfortable and well-proportioned living environment, featuring two modern bedrooms. The spacious main bedroom benefits from built-in cupboards, providing practical storage and a clean, contemporary finish. It also enjoys the added luxury of a stylish contemporary en-suite shower room.

The second bedroom provides a versatile and comfortable space, ideal as a guest bedroom, child's room or home office. A separate modern family bathroom serves the rest of the apartment.

The property benefits from an enviable position on High Street, with a wide selection of shops, cafés, restaurants and everyday amenities conveniently close by. Its central location also provides excellent access to local transport connections, making it an ideal base for commuters and those looking to enjoy everything Edgware and the surrounding area have to offer.

Edgware is a popular and established residential area, combining excellent amenities with convenient transport links and a variety of leisure and recreational facilities.

Early viewing is highly recommended.





ROOM DESCRIPTIONS

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

Bedroom 2 - 12'1" x 7'11" (3.68m x 2.41m)

Kitchen - 17'11" x 13'6" (5.46m x 4.11m)

Balcony - 14'5" x 5'7" (4.4m x 1.7m)

Entrance Hall - 3'10" x 9'4" (1.17m x 2.84m)

Cloakroom - 6'3" x 1'7" (1.9m x 0.48m)

Hallway - 3'6" x 14'6" (1.07m x 4.42m)

En-suite Bathroom - 7'5" x 4'6" (2.26m x 1.37m)

Bathroom - 5'7" x 7'6" (1.7m x 2.29m)

Laundry Room - 3'3" x 5' (1m x 1.52m)

MATERIAL INFO

Tenure: Leasehold

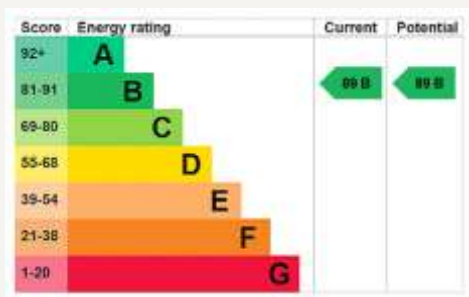
Term: 243 years

Service Charge: £1995 per annum

Ground Rent: £1.00 per month (subject to increase)

Council Tax Band: D

EPC rating: B



<https://www.winkworth.co.uk/sale/property/KBS260360>

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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