



MEAD ROAD, EDGWARE, MIDDLESEX, HA8  
**OFFERS IN EXCESS OF £250,000**  
LEASEHOLD APPROX 994 YEARS REMAINING

## ONE BEDROOM FIRST FLOOR MAISONETTE

- NO SERVICE CHARGE OR GROUND RENT PAYABLE

Kingsbury | 020 8204 0000 | [kingsbury@winkworth.co.uk](mailto:kingsbury@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

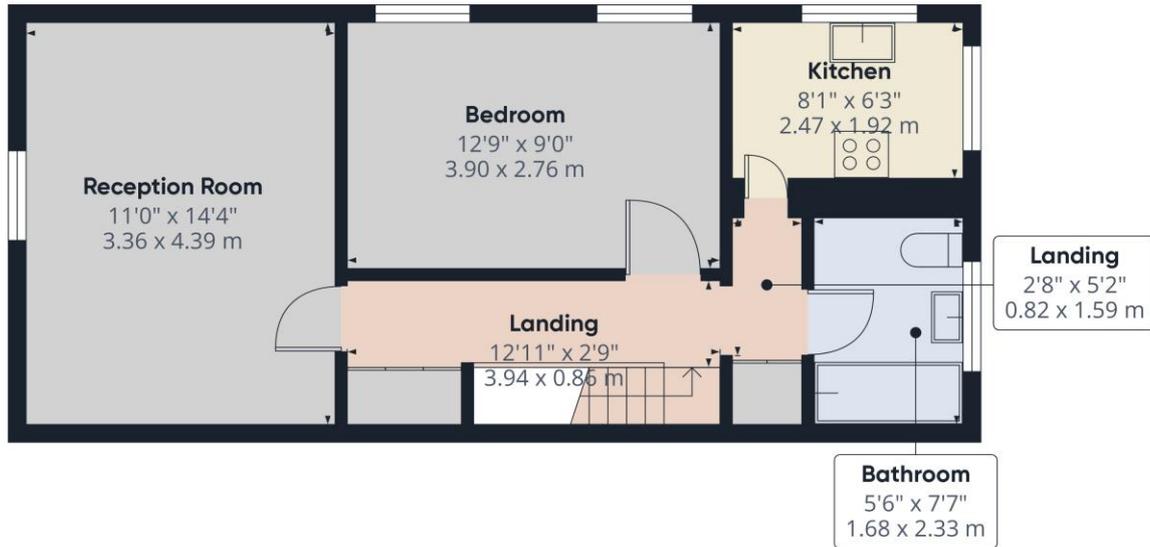


**DESCRIPTION:** An ideal first-time purchase for anyone looking to step onto the property ladder. This first-floor maisonette is offered chain free offering a fantastic blank canvas, featuring a double bedroom, a bright lounge, and a basic kitchen and bathroom ready for your personal touch. Perfectly positioned just moments from the heart of Edgware, you'll enjoy easy access to a wide variety of bus routes, schools, shops, and recreational facilities. Edgware Station (Northern Line) is within walking distance, enhancing connectivity across London. This property also presents an excellent buy-to-let opportunity, with a long lease adding further appeal.



**Winkworth**

for every step...



Approximate total area<sup>1)</sup>  
430.46 ft<sup>2</sup>  
39.99 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Floor 1

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 994 year and 8 months

**Service Charge:** £0 per annum

**Ground Rent:** £0 per annum

**Council Tax Band:** B - Harrow

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.

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.