



Winkworth

for every step...

Flat 3 Chichester Court, Edgware, Middlesex, HA8

OFFERS IN EXCESS OF £225,000 *Leasehold – Approx 133 years remaining*

SERVICE CHARGE APPROX £2,670 PER ANNUM

NO GROUND RENT PAYABLE

COUNCIL TAX BAND B - HARROW

KEY FEATURES

- CHAIN FREE
- PRIME LOCATION
- GARAGE
- BLANK CANVAS
- FIRST TIME BUYERS
- BUY TO LET



Kingsbury

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DESCRIPTION:

A fantastic opportunity for first-time buyers or investors alike, this one bedroom first floor flat on the ever-popular and well connected Whitchurch Lane offers a superb blank canvas ready to make your own.

The property comprises a bright and well-proportioned reception room, separate kitchen, double bedroom and bathroom.

Further benefits include a separate garage allocated, well-maintained communal areas and a convenient location close to local shops, Canons Park Station (Jubilee Line) and Edgware (Northern Line) shops and amenities..

Offered chain free, this is an ideal purchase for those looking for a straightforward move at an affordable price. Early viewing is highly recommended.



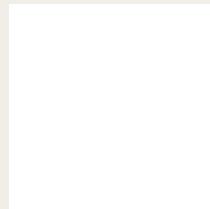


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LOCATION

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/KBS260075>

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.

MATERIAL INFO

Tenure: Leasehold
Term: 133 year and 1 months
Service Charge: £2670 per annum
Ground Rent: £ 0 Annually
Council Tax Band: B
EPC rating: C

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

69 C → 74 C

Living Room15'11" x 13'6"
4.87 x 4.13 m**Bedroom**10'9" x 11'5"
3.29 x 3.49 m**Kitchen**6'1" x 8'5"
1.88 x 2.59 m**Entrance Hallway**4'9" x 7'8"
1.47 x 2.35 m**Bathroom**4'9" x 7'10"
1.46 x 2.39 mApproximate total area⁽¹⁾453 ft²42 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

