



EDINBURGH HOUSE, TENTERDEN GROVE, LONDON, NW4
£550,000 LEASEHOLD

**A WELL PRESENTED THREE BEDROOM
GROUND FLOOR APARTMENT MEASURING
APPROX 1045 SQ FT.**

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DESCRIPTION:

A large and well presented three bedroom ground floor apartment measuring approx 1045 sq ft. Edinburgh House is a well looked after and popular block situated on the corner of Tenterden Grove. This spacious apartment comprises large master bedroom with fitted wardrobes, second smaller double bedroom with fitted wardrobes, smaller third double bedroom currently used as a dining room, large dining room, family bathroom and a large separate kitchen. Further benefits include off street parking (first come first serve) and a double garage. Leasehold.

EPC: C

Council Tax Band: E

AT A GLANCE

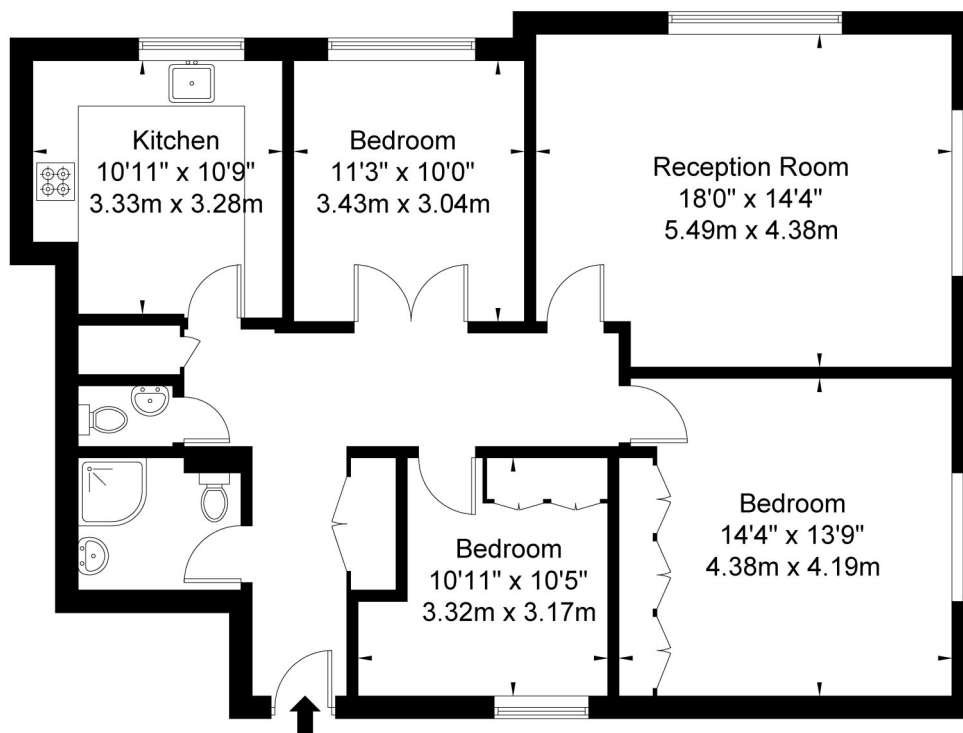
- THREE BEDROOM APARTMENT
- GROUND FLOOR
- FIRST COME FIRST SERVE RESIDENTS PARKING & DOUBLE GARAGE
- LONG LEASEHOLD
- 1045 SQ FT
- WELL LOCATED CLOSE WALK TO BRENT STREET





Edinburgh House Tenterden Grove NW4 1TL

Approx Gross Internal Area = 97.1 sq m / 1045 sq ft



Ground Floor

Ref

Copyright **BLEU PLAN**

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	
	Current Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	73 80
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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