



**35 Warren Way, Edgware**

Offers Over **£260,000**

**JOSEPH SCOTT**





## 35 Warren Way

Edgware, Edgware

Joseph Scott presents:

A very well presented chain free one bedroom ground floor flat, located only 0.7 miles from Burnt Oak Station (Northern line)

Upon entering the property you are greeted with a lengthy hall way, which leads into the spacious living area, complete with a separate kitchen and direct access to the communal garden.

Further down the hall way you enter a spacious double bedroom, with an integrated wardrobe, as well as a well kept family sized bathroom.

Benefits include ample storage space, it's closeness to key transport links, local amenities and schools.

Lease Length: Circa 172 years remaining

Service Charge: Circa £1335 per year

Ground Rent: 0

Council Tax Band: B

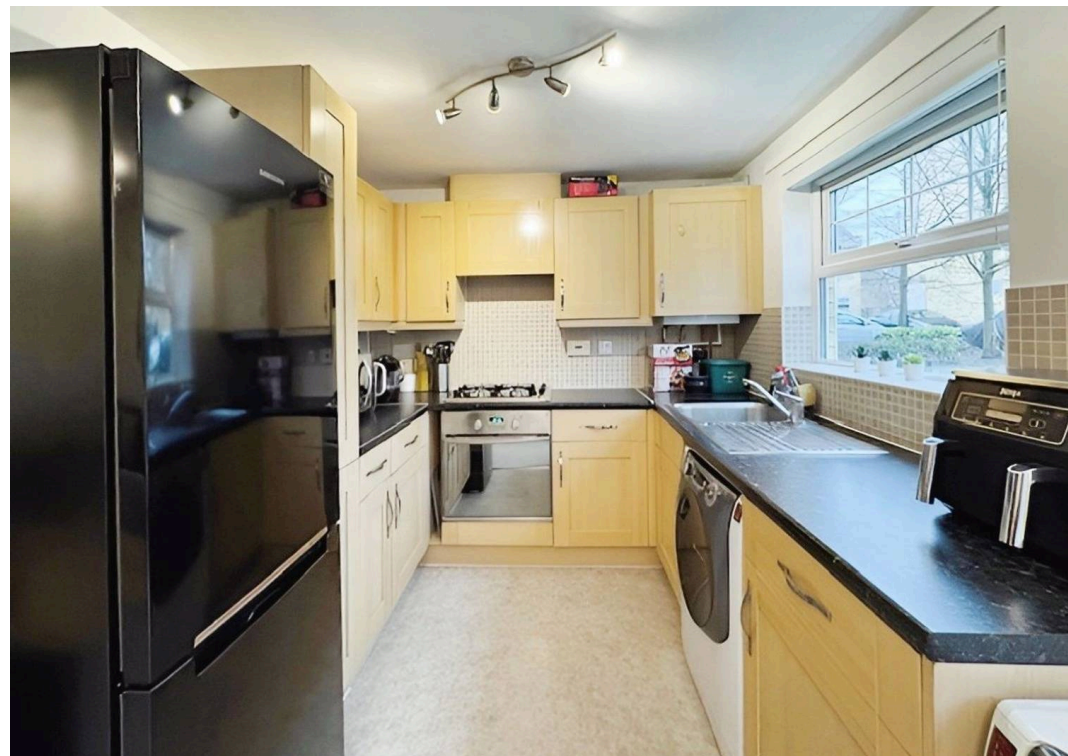
Council Tax band: B

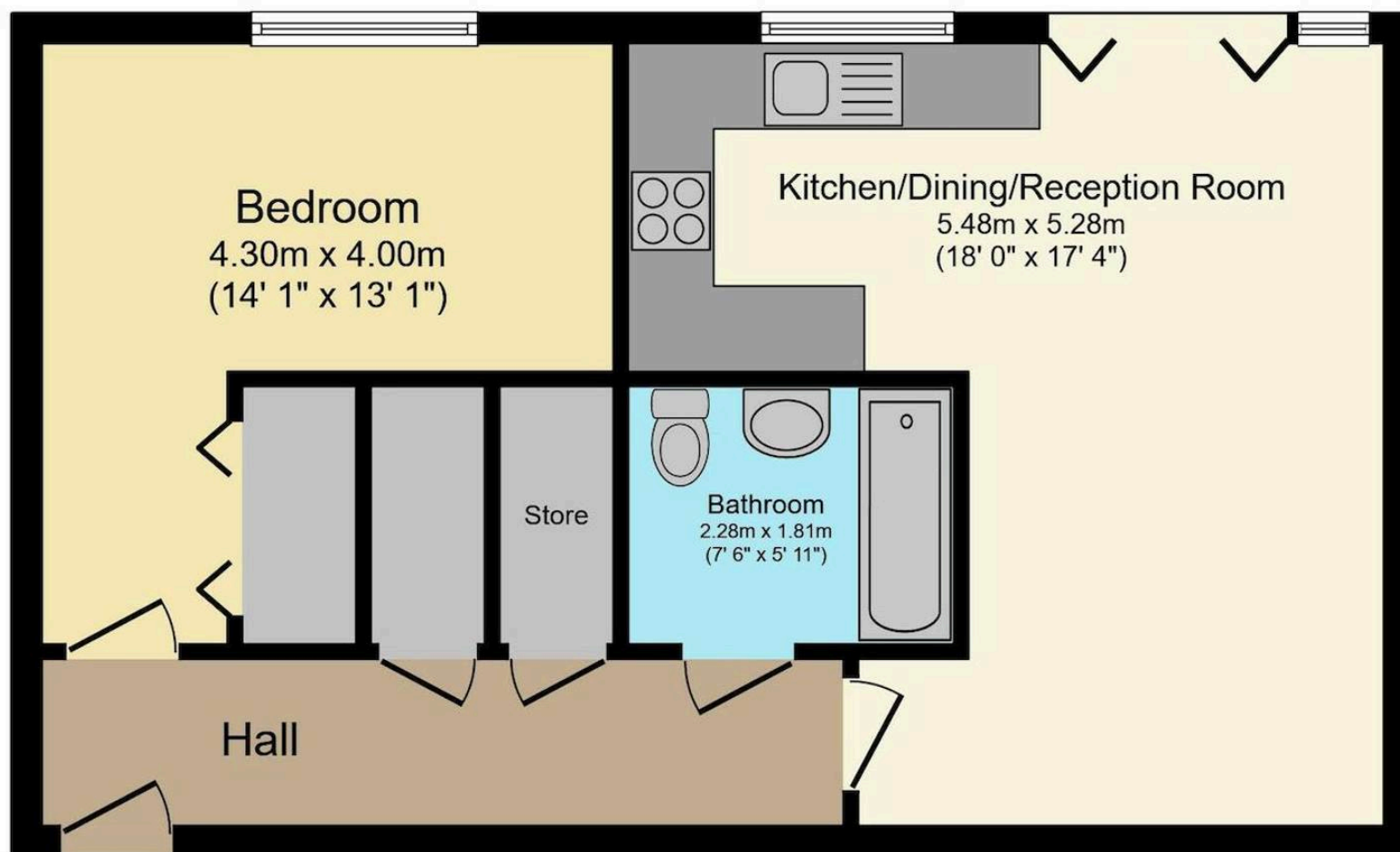
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B







Total floor area 51.4 m<sup>2</sup> (553 sq.ft.) approx