



169 Watling Avenue, Edgware

Offers Over £300,000

**JOSEPH SCOTT**



## 169 Watling Avenue

Edgware, Edgware

Joseph Scott Presents:

This chain free two-bedroom first-floor flat offers generous living space and practical features throughout. The accommodation includes a spacious living room, a separate fitted kitchen, and a tiled family bathroom with a heated towel rail. The master bedroom benefits from a fitted wardrobe.

Additional features include double glazing, gas central heating with a combi boiler, and access to a well-maintained communal garden. The property is offered with a share of freehold and £0 ground rent, making it an attractive option for buyers seeking long-term value and low ongoing costs.

Conveniently located just 0.2 miles from Burnt Oak Tube Station (Northern Line)

Share of freehold

Service Charge: approx £1841.42 per annum

Ground Rent: £0

Council Tax Band: C Barnet

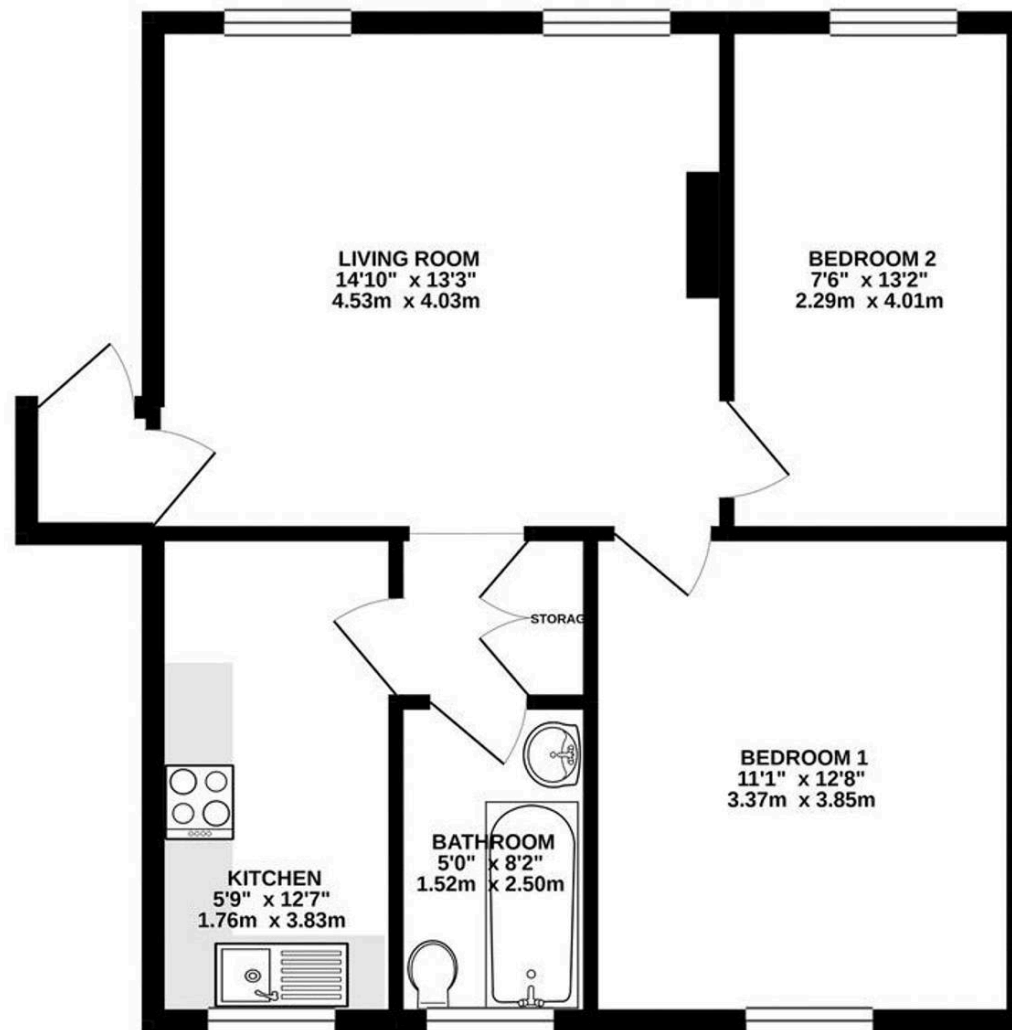
Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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