



Flat 20, Coniston Court Stonegrove, Edgware

In Excess of £599,950

**JOSEPH SCOTT**





## Flat 20

### Coniston Court Stonegrove, Edgware

Joseph Scott Presents – An 1,800 sq ft, three bedroom penthouse in Stonegrove, Edgware boasting a prime position close to green spaces and amenities. Additional features include a large private patio, garage, and lift access.

This amazing penthouse apartment, which is located on the third story of a purpose-built building, has a large reception room with a private roof terrace, a utility room, and a fully equipped modern kitchen and breakfast area. The remaining rooms include a family bathroom, two further double bedrooms, one of which has a small balcony, and a master suite with custom built-in cupboards and an en suite bathroom. The Edgware flat is easily accessible from Stanmore Station (Jubilee Line) and Edgware Station (Northern Line), as well as nearby shops and facilities. The property also has a huge garage, a lift, a lengthy lease, and is provided chain free.

Coniston Court enjoys an excellent location, with Station Road and High Street's facilities only a short distance away. Schools and the Edgware and Canons Park stations are accessible, and there are green spaces nearby such as Stonegrove Park and Canons Park.

Tenure: Leasehold

Lease Length: 999 years Service Charge: £985.96 per quarter

Ground Rent: Peppercorn

Council Tax band: TBD

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: F





Stonegrove, HA8

CAPTURE DATE 03/10/2022 LASER SCAN POINTS 65,245,671

GROSS INTERNAL AREA

170.62 sqm / 1836.54 sqft

