



Flat 6, Abbey Court, 270 Hale Lane

Offers Over £425,000

JOSEPH SCOTT



Flat 6

Abbey Court, Edgware

Joseph Scott Presents:

A beautifully maintained two-bedroom, two-bathroom apartment offering 775 sq ft of well-designed living space, just a 2-minute walk from Edgware High Street and a 7-minute walk from Edgware Station. Situated on the first floor of a secure, gated development with lift access, this spacious apartment features a bright and welcoming hallway leading to two generous double bedrooms, the master bedroom benefiting from fitted wardrobes and a private en-suite bathroom.

The separate kitchen is finished to a stylish standard and includes a gas cooker, along with ample space for a kitchen island. The spacious living room enjoys pleasant views over the communal gardens. A modern family bathroom and ample built-in storage further enhance the comfort and practicality of this apartment.

Further highlights include central heating, double-glazed windows, secure underground parking, visitor parking within the development, and the added benefit of no ground rent.

This apartment has been exceptionally well looked after and is ideal for first-time buyers, families, or investors seeking a quality home in a prime Edgware location.

Tenure: Leasehold - 102 Years Remaining

Service Charge: Approx £4000 Per Year

Ground Rent: £0

Council Tax Band: C

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Tenure: Leasehold

EPC Energy Efficiency Rating: B

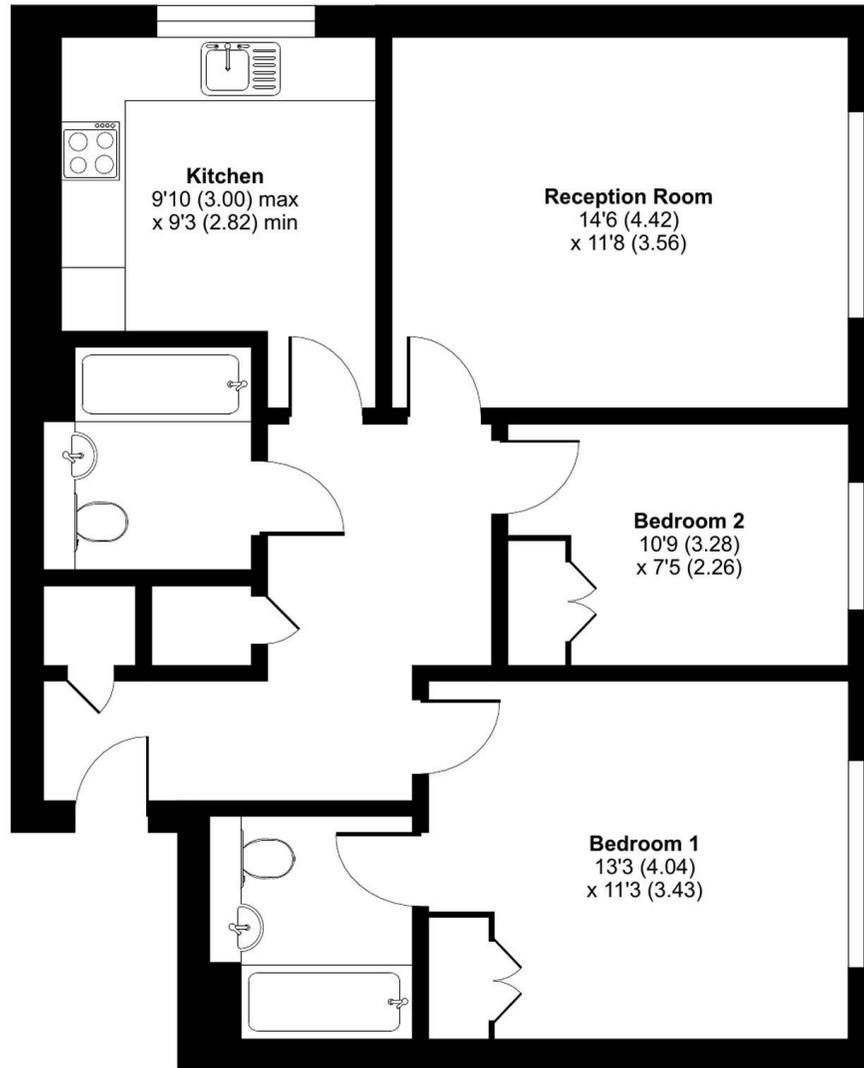
EPC Environmental Impact Rating: B



Hale Lane, Edgware, HA8

Approximate Area = 755 sq ft / 70.1 sq m

For identification only - Not to scale



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