



Flat 1, 23 Edgecumbe Avenue, London

Offers Over £340,000

**JOSEPH SCOTT**





## Flat 1

23 Edgecumbe Avenue, London

Joseph Scott is proud to introduce this contemporary, well-maintained 1 double bedroom flat with direct garden access, constructed by the award winning, Barratt Homes in 2018. This property is part of the Trinity Square development, which garnered the Best Project Housing Design Award in the UK in 2020.

Strategically positioned on the cusp of Mill Hill and Colindale, it's conveniently proximate to the Orion Primary School, and approximately a mile from both the Mill Hill Broadway Thameslink station and the Colindale Tube Station (Northern Line).

The apartment showcases an interior finished to a very high standard, featuring a vast open-plan reception room with a fitted kitchen, a spacious double bedroom, and a modern bathroom. Key features include direct access to an enclosed communal garden, bespoke flooring, double glazing, gas central heating, an entry phone system, and a ventilation system. Additionally, the property includes a designated parking space in the residents' car park in front of the property, and access to the beautifully landscaped communal courtyard-style gardens.

Tenure:

Lease - Leasehold Term 999 years from 2018

Service Charge - Circa £95 per month

Ground Rent - £300 per annum

Council Tax Band - C

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









696 sqft