



36e Sterling Avenue, Edgware

Offers Over **£350,000**

JOSEPH SCOTT



36e Sterling Avenue

Edgware, Edgware

Tucked away on a quiet residential street in the ever-popular Stonegrove area of Edgware, this delightful two-bedroom first floor maisonette offers a rare blend of space, character, and practicality. From the moment you arrive, you'll appreciate the peace and privacy of its setting, while still being within easy reach of Canons Park, Stanmore, and Edgware stations, providing excellent transport links into Central London. Step inside and you'll find a bright and generously proportioned living space, with natural light pouring in through large windows. The separate kitchen is a particular highlight – spacious and full of charm, with beautifully preserved original cabinetry and polished granite worktops, offering both elegance and functionality for the keen home cook. Both bedrooms are well-sized doubles, making this an ideal home for sharers, small families, or those who simply value space. The property also benefits from a private garage and off-street parking, a luxury in this location, as well as access to a well-maintained communal garden, providing a lovely green outlook and a peaceful spot to unwind.

With excellent local amenities nearby, including shops, schools, and parks, as well as easy access to transport and the wider Edgware and Stanmore areas, this maisonette offers a superb lifestyle in a well-connected suburban setting.

The Vendor has provided us for the following information

Leasehold – 130 years remaining

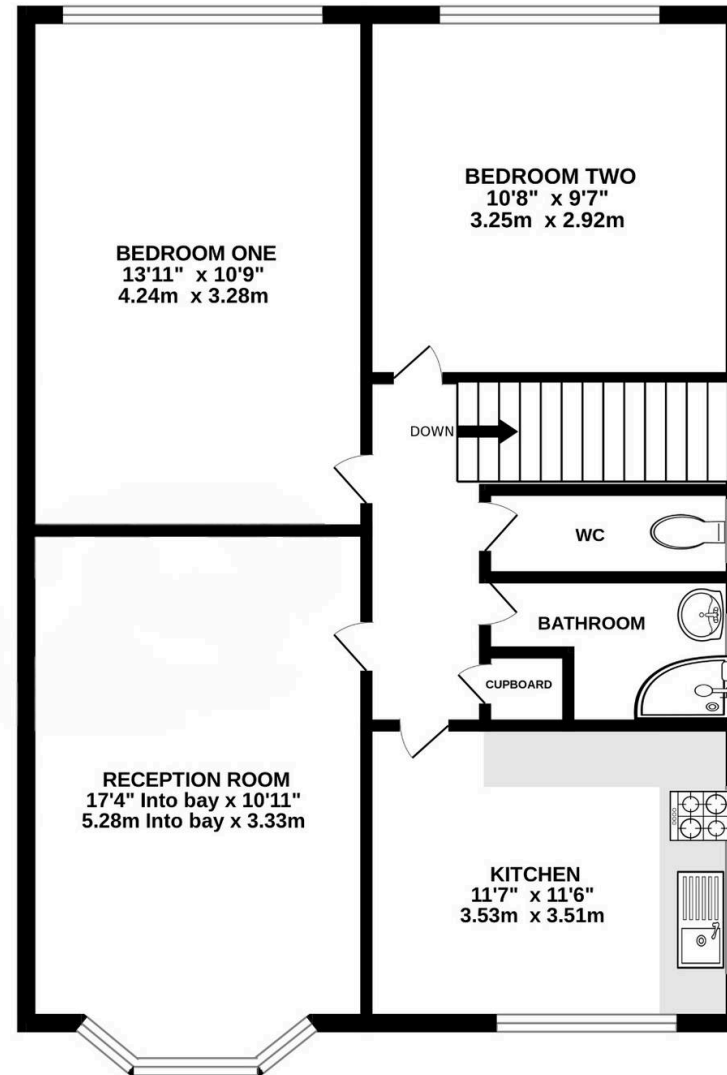
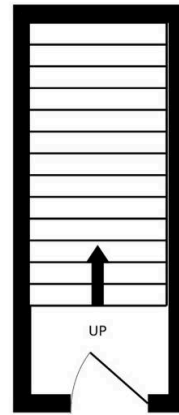
Service Charge and Ground Rent – £540 per annum.

Council Tax band: D



GROUND FLOOR
63 sq.ft. (5.9 sq.m.) approx.

FIRST FLOOR
754 sq.ft. (70.0 sq.m.) approx.



TWO BEDROOM, TOP FLOOR MAISONETTE

TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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