



Flat 41, Callier House 3B Burnt Oak Broadway, Edgware
£325,000

JOSEPH SCOTT



Flat 41

Callier House 3B Burnt Oak Broadway,
Edgware

Joseph Scott Presents:

Modern one-bedroom flat in immaculate condition with balcony views, just 0.4 miles from Burnt Oak Tube Station (Northern Line).

Positioned on the third floor of a contemporary development with lift access, CCTV, central heating and a secure entry system, this 548 sq ft flat is presented in excellent order throughout, offering stylish and practical living.

The accommodation includes an open plan kitchen and living space with granite worktops, integrated appliances including a dishwasher, and direct access to the balcony, creating a light-filled and welcoming environment. The double bedroom features a fitted wardrobe, while the bathroom is generously sized, fully tiled, and fitted with a heated towel rail. There is also the added convenience of a separate utility room.

The property further benefits from residents parking available at £82 per annum and access to a communal garden.

Located in a smart, well-connected development on Burnt Oak Broadway, this flat is ideal for first-time buyers or investors seeking a modern home in immaculate condition with excellent access to Central London.

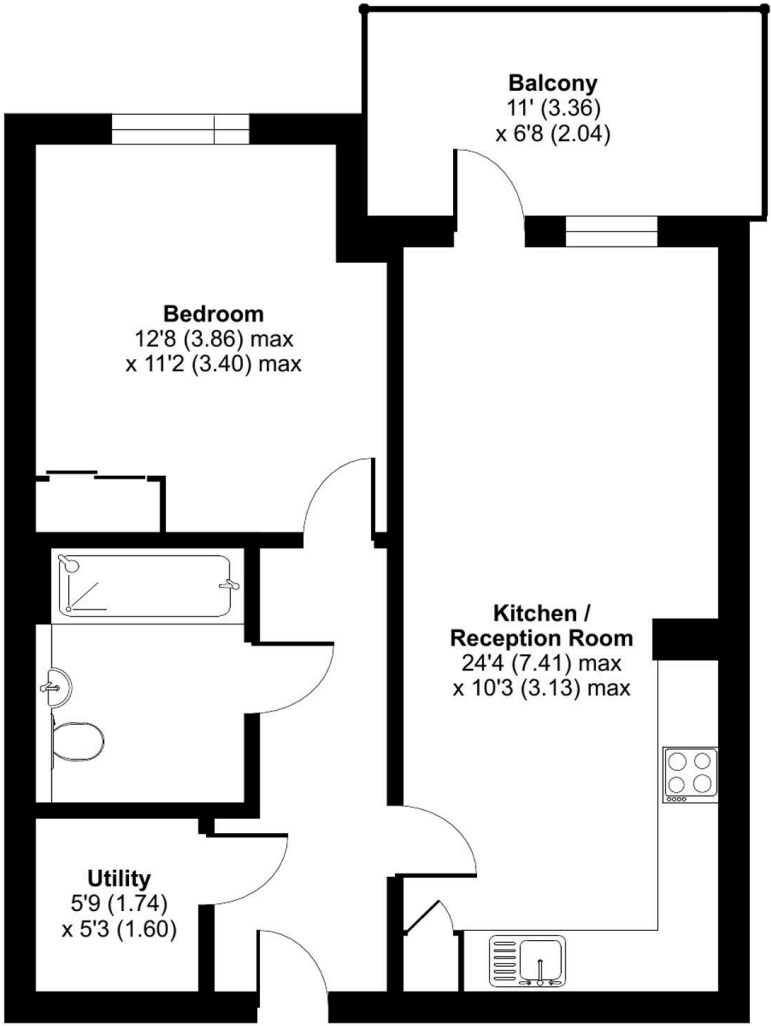
Tenure: Leasehold

Lease length: Approx 120 Years remaining



Burnt Oak Broadway, Edgware, HA8

Approximate Area = 576 sq ft / 53.5 sq m
For identification only - Not to scale



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