

1B Hale Court, Hale Lane

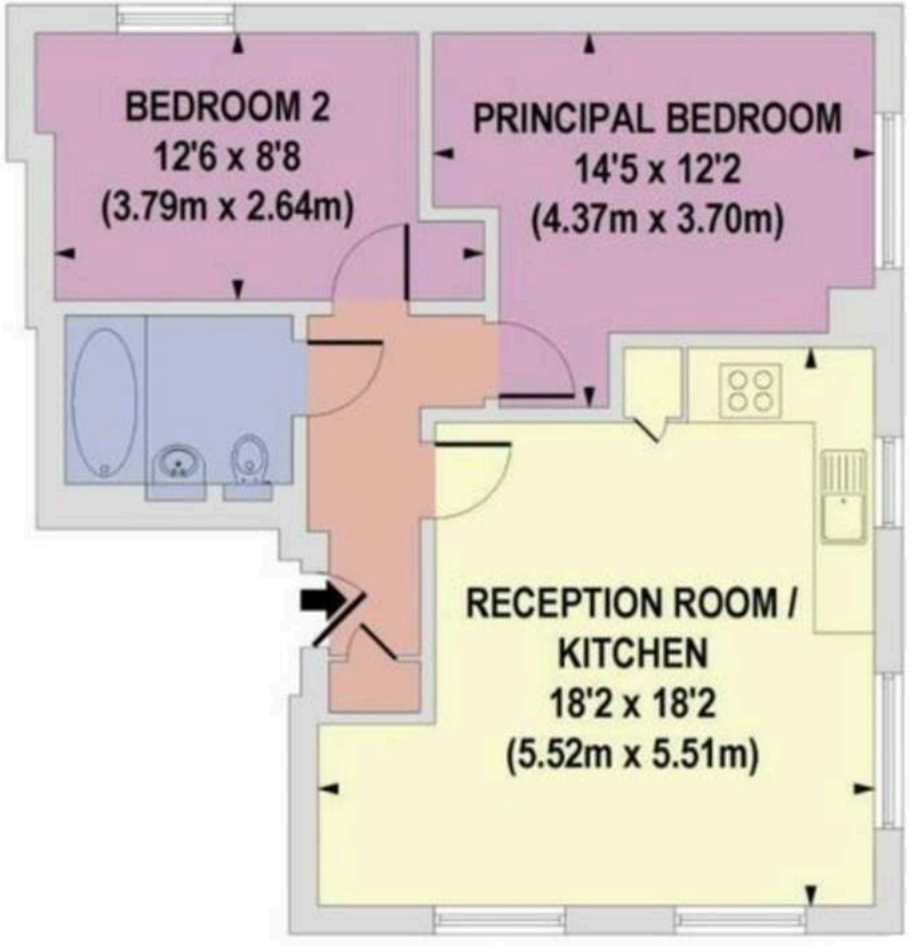
JOSEPH SCOTT

HALE COURT

Hale Lane

Approximate Gross Internal Floor Area

656.59 sq. ft / **61** sq. m



Disclaimer:
These floor plans are for guidance only and are not to scale. All measurements are approximate and should not be relied upon as a statement of fact. Any fixtures, fittings and furniture shown are for illustrative purposes only and are not included in the sale. Prospective buyers are advised to carry out their own due diligence and verify measurements independently.



1B Hale Court

Hale Lane, Edgware

LEASEHOLD | FIRST FLOOR FLAT

This wonderfully presented first floor flat offers well-proportioned accommodation throughout. The property is also approximately 0.7 miles to Edgware station (Northern line).

The property comprises an open-plan reception, kitchen and dining area, creating a practical and sociable living space. The fitted kitchen benefits from integrated appliances, ample worktop space and a good storage. There are two double bedrooms, with one bedroom featuring a fitted wardrobe. A family bathroom and a separate storage cupboard in the hallway complete the internal area.

Externally, residents benefit from access to well-maintained communal gardens. The property is close to local amenities, shops, parks, transport links and schools such as Mathilda Marks-Kennedy School, which has achieved the Healthy Schools London Gold Award and Gold awards through the Barnet Partnership for School Sports. The property is also approximately 0.8 miles to Mill Hill station (Thameslink).

Lease: Circa 118 years remaining

Service Charge: Circa £350 per annum

Ground Rent: Circa £350 per annum

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B







