



**BENJAMIN  
STEVENS.**  
estate agents



12 Berridge Green, Edgware, HA8 6EQ

**£2,350 PCM**

Benjamin Stevens are pleased to offer this Three Bedroom family home.

The property boast two reception rooms, a conservatory, a fitted kitchen, two double bedrooms, good sized single, renovated bathroom, a separate W/C a guest downstairs W C and a large garage at the rear with street access.

Thew property is also within walking distance to Edgware Underground station and other transport links.

To arrange a viewing, please call 020 8958 1118

**Exterior**

**Lounge/Diner**

**Conservatory**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

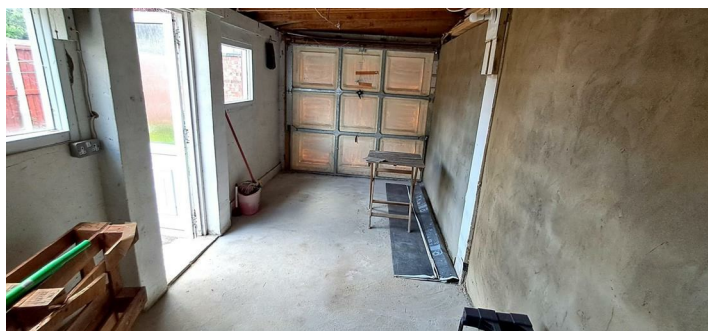
**Kitchen**

**Bathroom**

**W C**

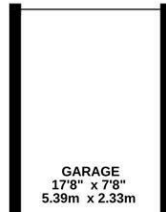
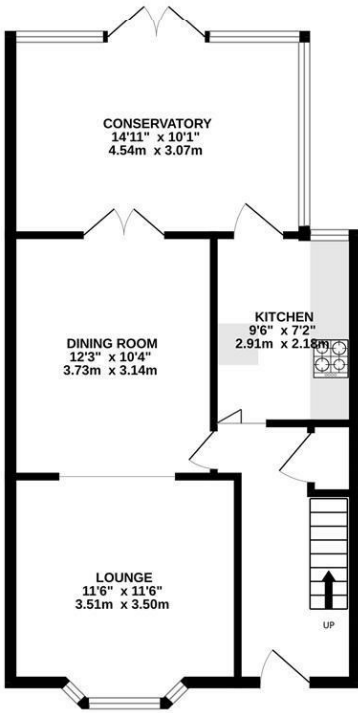
**Garden**

**Garage**

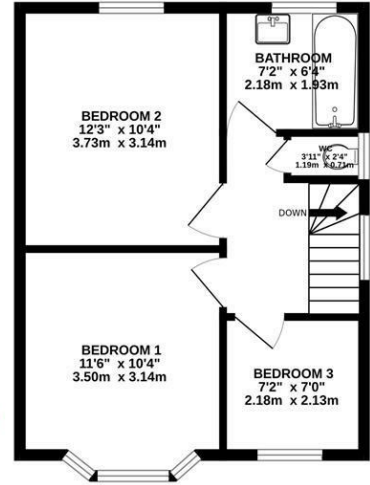


# Floor Plan

GROUND FLOOR  
686 sq.ft. (63.8 sq.m.) approx.



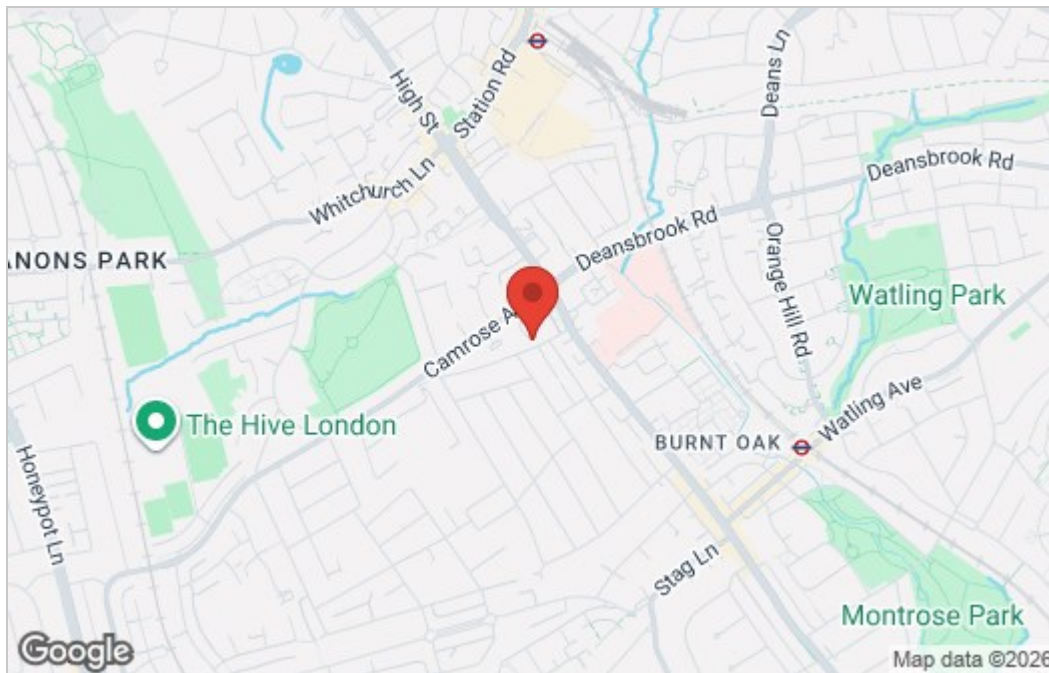
1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	73
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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