



**BENJAMIN  
STEVENS.**  
estate agents



## 42 Domus Court Fortune Avenue, Edgware, HA8 0FJ

**£1,450 PCM**

Welcome to this charming flat located on Fortune Avenue in the desirable area of Edgware. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy home.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting space for relaxation or entertaining guests. The room is filled with natural light, creating a bright and airy atmosphere. The flat features one spacious bedroom, which offers a peaceful retreat for rest and relaxation.

The bathroom is thoughtfully designed, providing all the necessary amenities for your daily routines. The layout of the flat is practical, ensuring that every space is utilised effectively.

Situated in Edgware, this property benefits from excellent transport links, making it easy to commute to central London and beyond. The local area boasts a variety of shops, restaurants, and parks, providing a vibrant community atmosphere.

This flat on Fortune Avenue presents a wonderful opportunity for those looking to establish themselves in a welcoming neighbourhood. With its appealing features and prime location, it is certainly worth considering for your next home.

### Entrance hallway

Door from communal hallway, laminate flooring throughout, door entry phone system, doors to reception, bedroom, bathroom and kitchen

### Reception 17'2 x 11'0 (5.23m x 3.35m)



Large reception room with laminate flooring throughout. ceiling light, double glazed sliding doors to private balcony

### Balcony



Private covered balcony

### Bedroom 13'3 x 9'6 (4.04m x 2.90m)



Laminate flooring throughout, double glazed window over looking balcony, ceiling light, built in wardrobes

### Kitchen 11'0 x 5'8 (3.35m x 1.73m)



Modern kitchen featuring range of wood effect wall and base units with black roll top counters. Gas hob, electric oven with extractor hood over, integrated washer dryer, space for fridge freezer, spotlights

### Bathroom 9'7 x 7'4 (2.92m x 2.24m)



Modern suite comprising large bath tub with mixer tap and thermostatic shower, hidden cistern push button flush low level WC, large wash hand basin with vanity storage under. heated towel rail, tiled floors and part tiled walls. Airing cupboard housing boiler unit.

### Parking

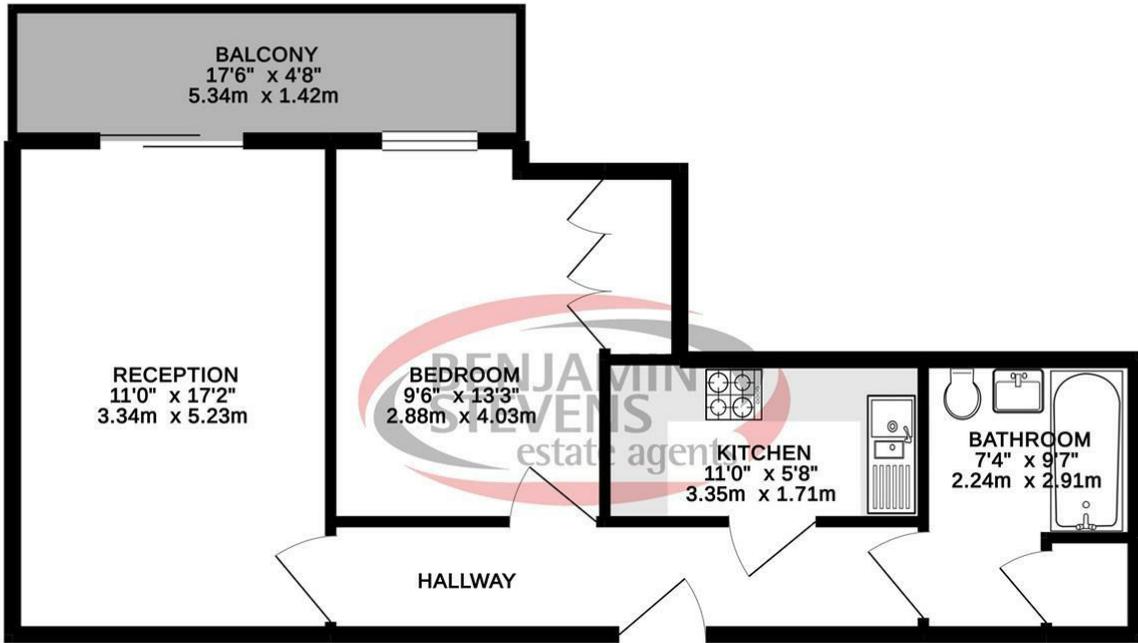
Allocated underground parking space with gated access

### Council Tax

Barnet Council Tax Band C £1,744.32 2021/2022

# Floor Plan

GROUND FLOOR 539 sq. ft.  
( 50.1 sq. m. )

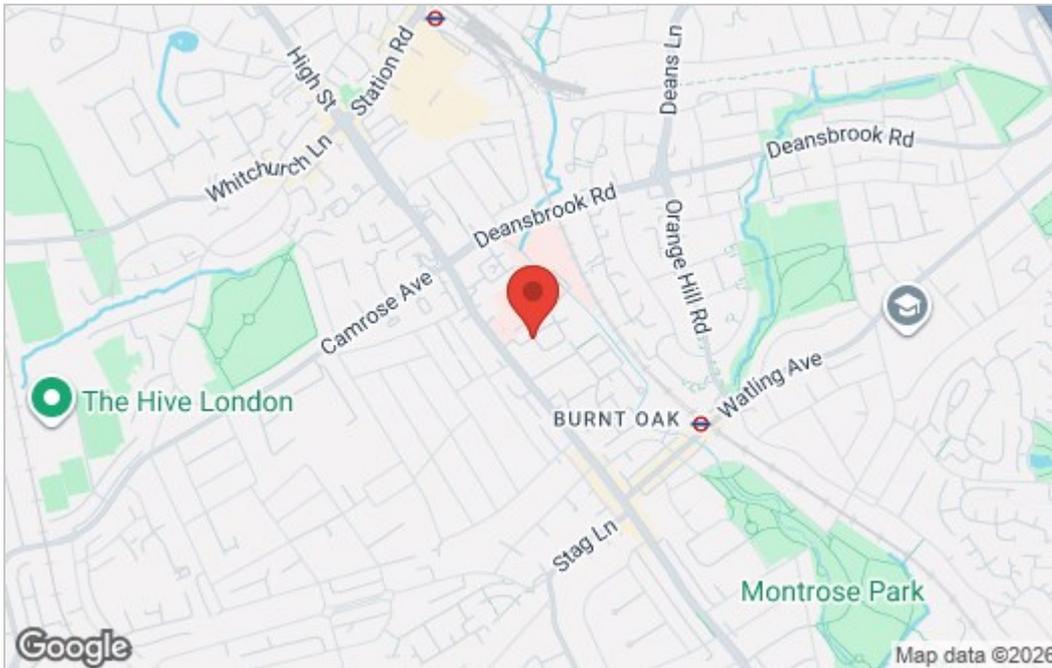


1 bedroom flat

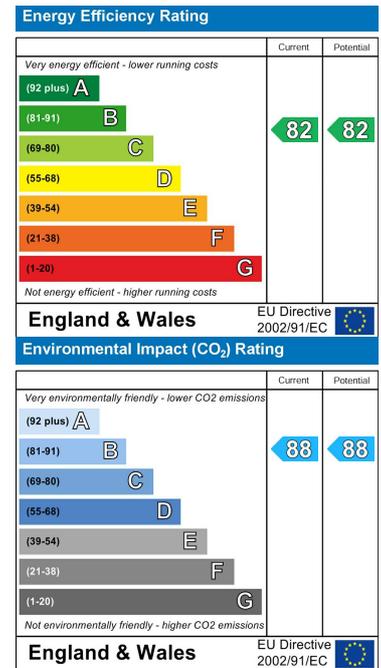
TOTAL FLOOR AREA: 539 sq. ft. ( 50.1 sq. m. ) approx.

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



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