



Regents Court, Stonegrove, Edgware, HA8
Edgware



**BENJAMIN
STEVENS.**
estate agents **exp**

£300,000

Bedrooms: 2

Bathrooms: 1

Receptions: 1

An excellent opportunity to acquire a well-presented apartment within the sought-after Regents Court development, offered to the market with a reliable tenant in situ and providing an immediate rental income from completion.

Currently generating £1,400 per calendar month, the property offers an approximate 5.6% gross rental yield based on the asking price, making it an attractive proposition for buy-to-let investors looking for a ready-made investment.

The apartment offers bright and well-proportioned accommodation throughout, with a spacious reception room, a well-appointed kitchen, comfortable bedroom accommodation and a modern bathroom. The layout is both practical and appealing, making it a property that continues to attract strong tenant demand.

Regents Court is conveniently positioned for a range of local amenities, including shops, supermarkets, cafés and restaurants, while Canons Park Station (Jubilee Line) and Edgware Station (Northern Line) provide excellent links into Central London. The nearby Broadwalk Shopping Centre, local schools, bus routes and green open spaces further enhance the appeal of the location.

Whether you are an experienced landlord looking to expand your portfolio or a first-time investor seeking a straightforward purchase with income from day one, this property represents an excellent opportunity.



