



**Sterling Avenue, Edgware**  
Edgware

Offers Over  
**£325,000**

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

A ground floor maisonette located on Sterling Avenue.

This property includes two double bedrooms, a family bathroom and a kitchen with space for table and chairs. This is ideal for an investment or first time buy.

Situated in a convenient cul-de-sac location close to local schools and transport links, this maisonette offers being chain-free, making the moving process smoother and more straightforward.

\*Features a long lease in excess of 900 years\*

Call sole agents Benjamin Stevens now to book a viewing!

### **Tenure**

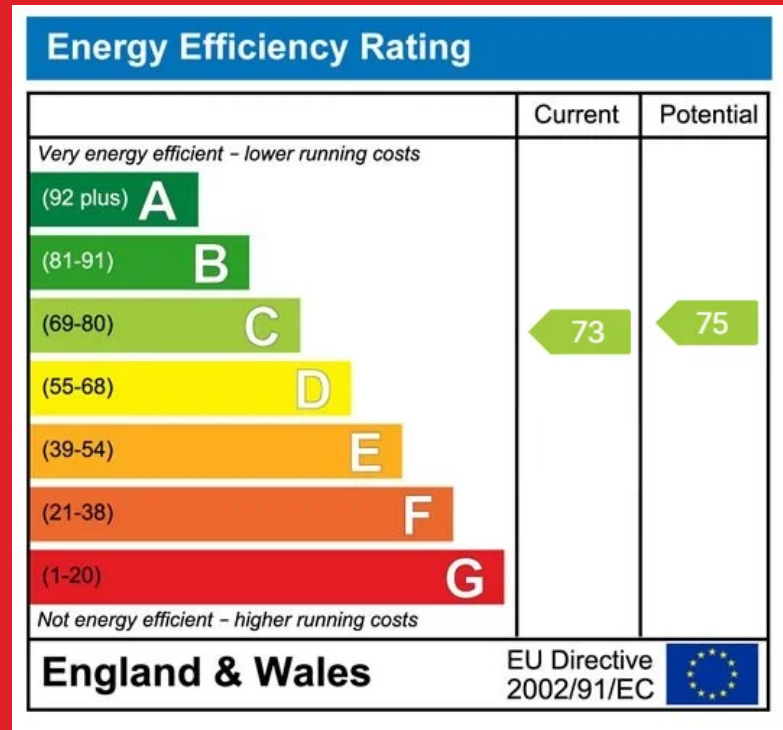
Lease- 943 years remaining

Grout Rent- £18.90

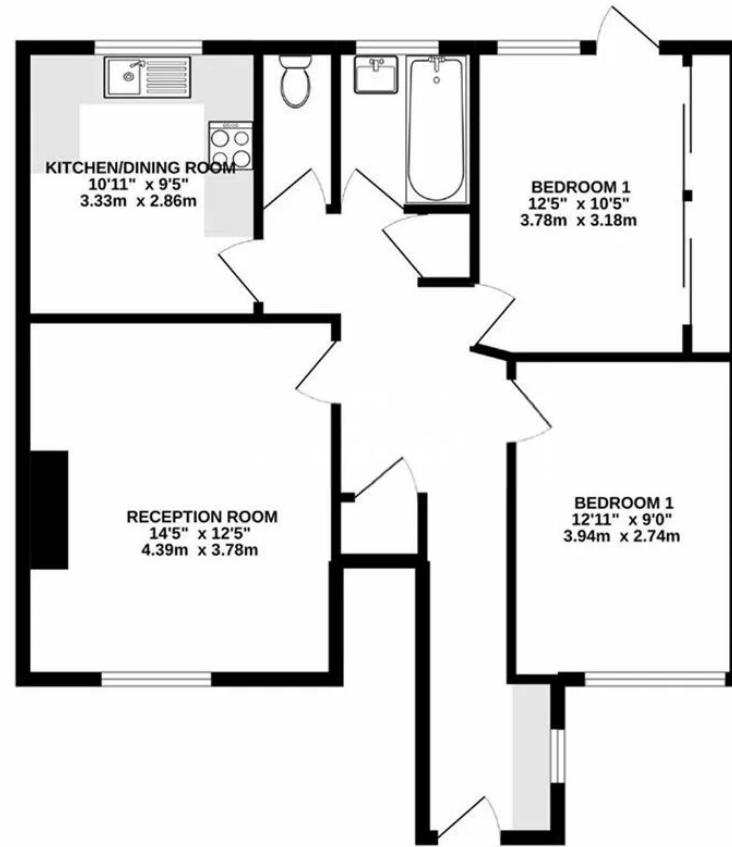
Service Charge- £450

Council Tax Band D





GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 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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