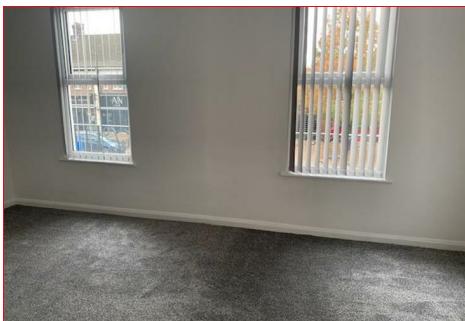
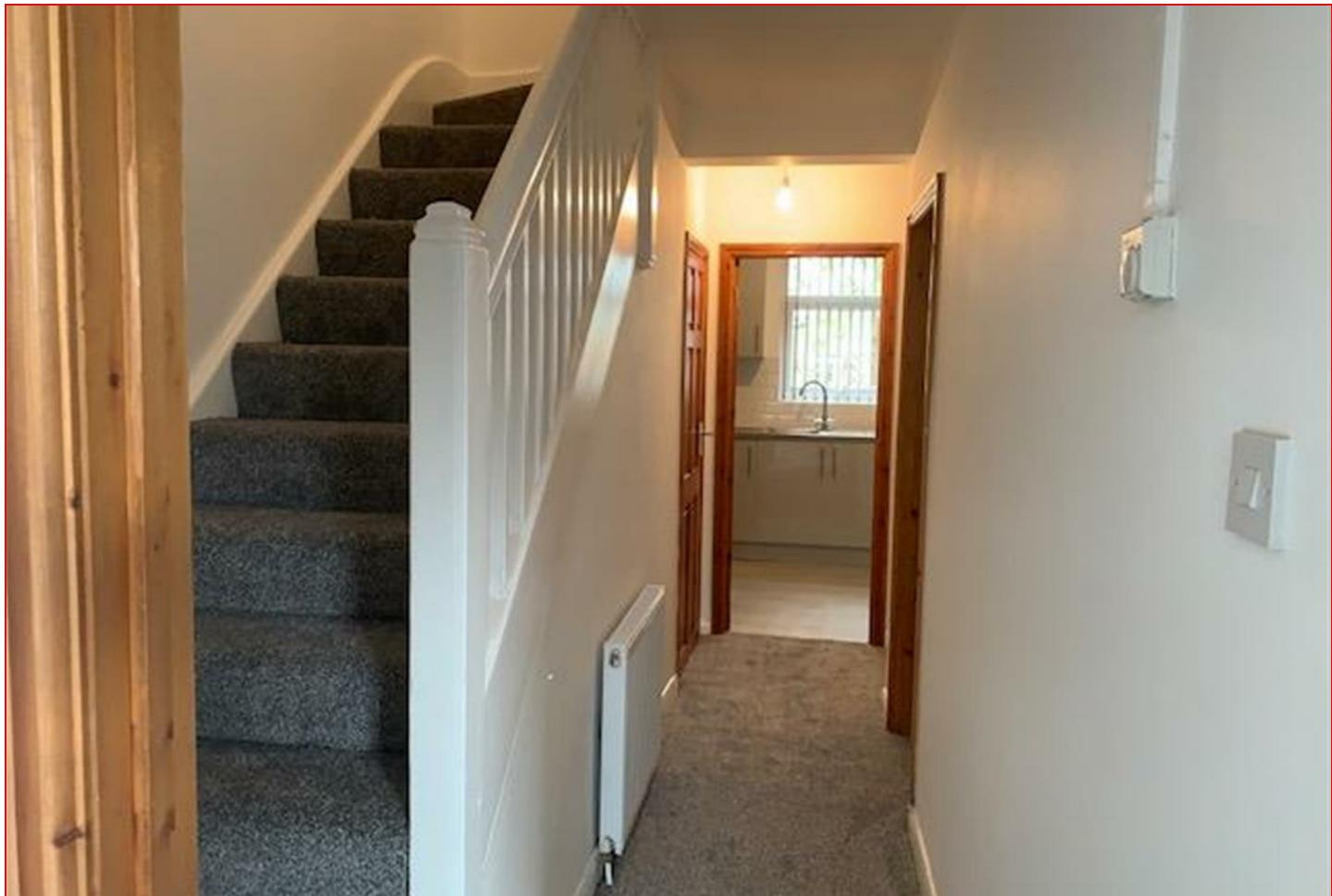




**BENJAMIN
STEVENS.**
estate agents



190A Burnt Oak Broadway, Edgware, HA8 0AS **£2,000 PCM**

Nestled in the vibrant area of Burnt Oak Broadway, Edgware, this charming apartment above a shop offers a unique blend of convenience and comfort. With four well-proportioned bedrooms, this residence is ideal for families or those seeking extra space for guests or a home office. The single reception room provides a welcoming area for relaxation and socialising, making it a perfect spot to unwind after a busy day.

The apartment features one bathroom, ensuring that daily routines are both practical and efficient. Its location above a shop means that you will have easy access to local amenities, including shops, cafes, and public transport, making it an excellent choice for those who appreciate the hustle and bustle of urban living.

This property presents a wonderful opportunity for anyone looking to settle in a lively community while enjoying the comforts of home. With its spacious layout and prime location, this apartment is not to be missed.

Kitchen 10'10" x 7'11" (3.31 x 2.43)

Range of base and wall units, stainless steel sink with mixer taps and a drainer board, gas hob and oven with extractor fan, washing machine, tumble dryer and fridge with wood effect flooring.

Living Room 16'5" x 9'9" (5.02 x 2.99)

Double glazed windows and wood effect flooring.

Bedroom One 9'10" x 11'5" (3.02 x 3.50)

Double Glazed windows and laid to carpet.

Bedroom Two 9'10" x 10'10" (3.02 x 3.32)

Double Glazed windows and laid to carpet.

Bedroom Three 16'3" x 10'1" (4.97 x 3.08)

Double Glazed windows and wood effect flooring.

Study/Bedroom Four 5'5" x 11'8" (1.67 x 3.58)

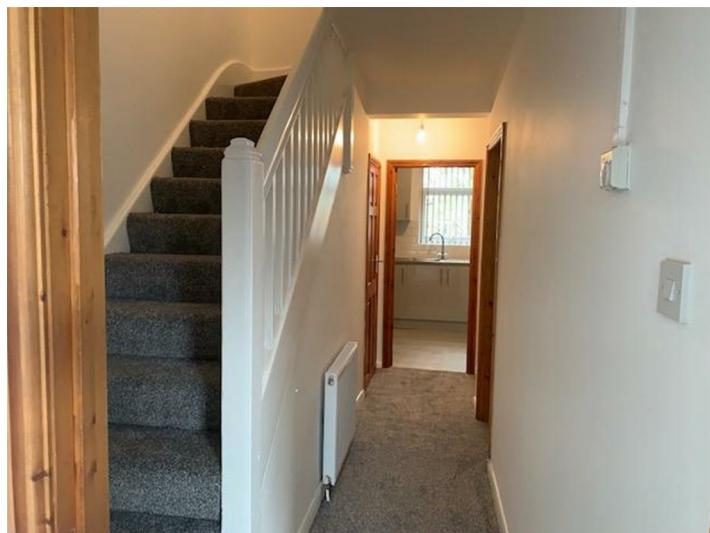
Double Glazed windows and laid to carpet.

Bathroom

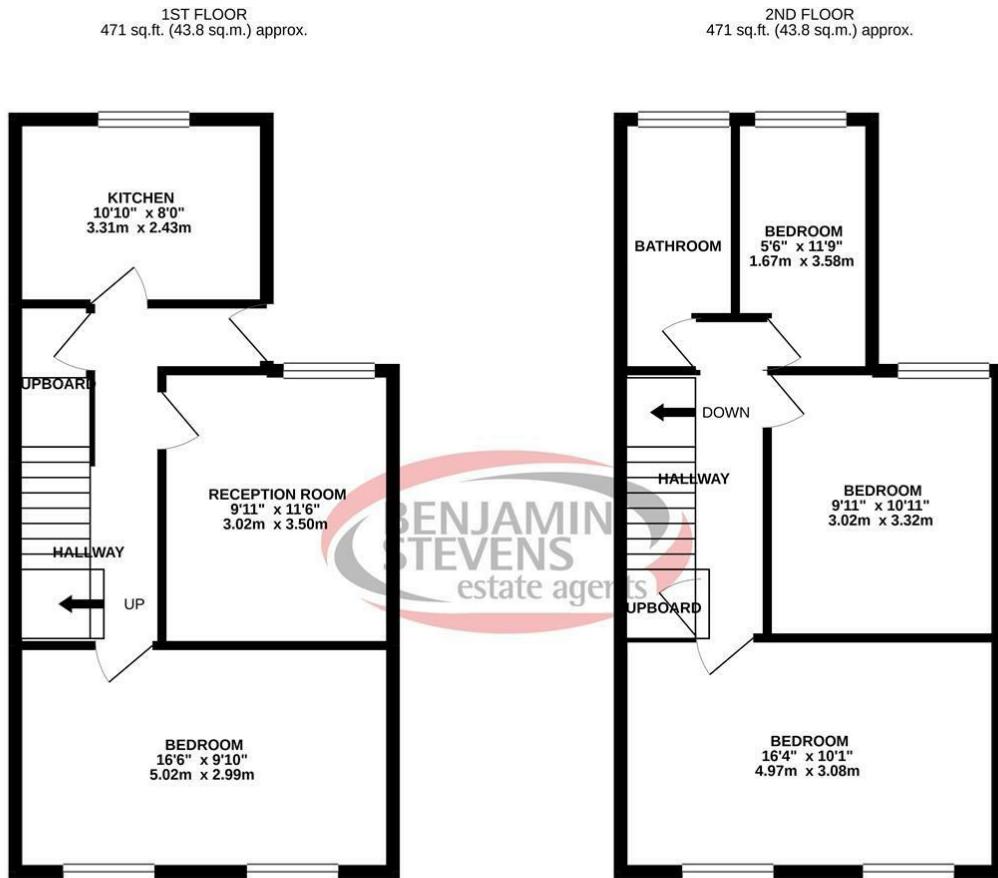


Panelled bath with shower attachment and shower curtain, wall attached pedestal sink with mixer taps , tile effect flooring and walls.

Hallway



Floor Plan

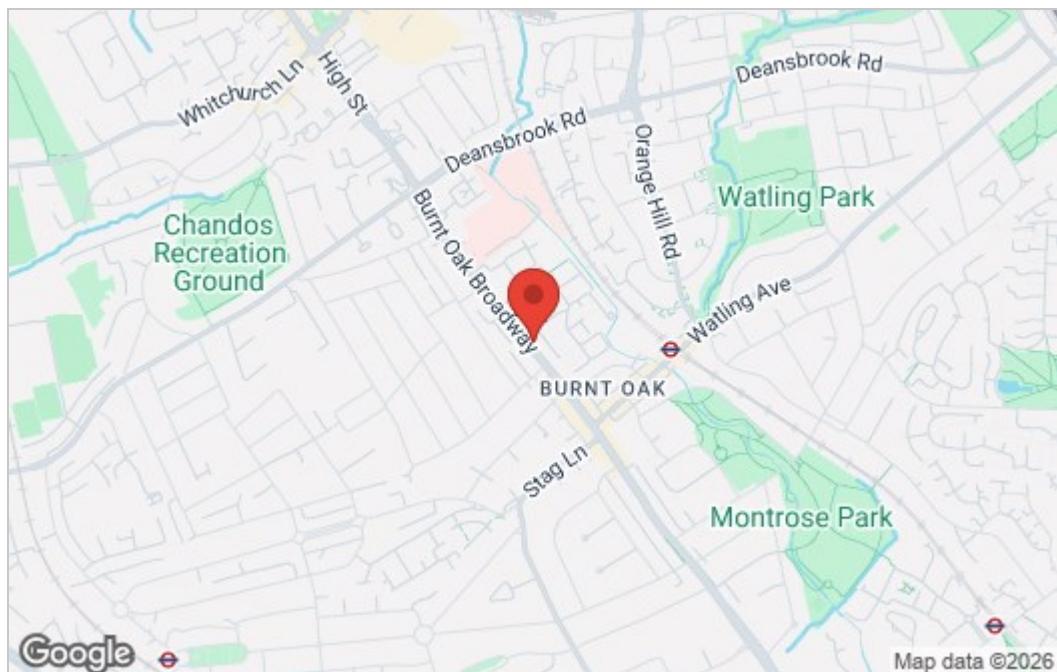


TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.

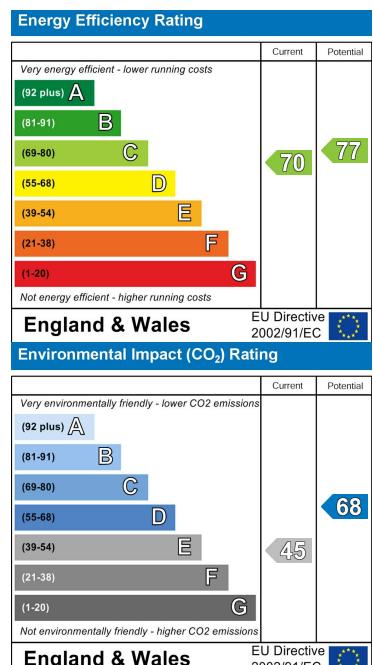
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2021

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.