



**BENJAMIN
STEVENS.**
estate agents



48 Burrell Close, Edgware, HA8 8YZ

Asking Price £165,000

A Chain Free One Bedroom Ground Floor Flat in the heart of Edgware.

Accommodation comprises One Bedroom, Open Plan Kitchen/Reception Room and a bathroom.

Located in this popular Development with access to multiple road links, and local shopping at Glengall Road.

An early viewing is highly recommended via vendor's sole agents Benjamin Stevens.

Exterior



Bathroom 4'11" x 8'10" (1.50 x 2.70)



Bedroom 7'10" x 9'7" (2.39 x 2.94)



Kitchen



Reception Room/Open Plan Kitchen 15'9" x 13'9" (4.82 x 4.21)

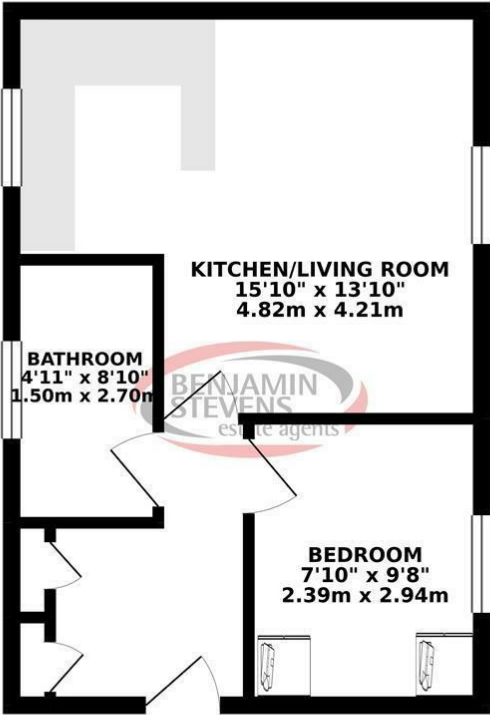


Tenure

Lease- 85 years remaining
Ground Rent- £110pa
Service Charge- £1,394.77pa

Floor Plan

GROUND FLOOR 370.88 sq. ft.
(34.46 sq. m.)

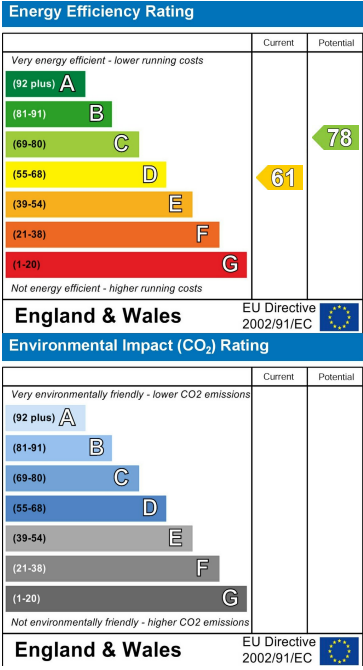


TOTAL FLOOR AREA : 370.88 sq. ft. (34.46 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan 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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