



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

## £350,000

## Butler Close, Edgware, HA8



- SPACIOUS 2 DOUBLE BED FLAT
- 2 BATHROOMS
- ALLOCATED PARKING SPACE
- FULLY FITTED KITCHEN
- EXCELLENT CONDITION
- DOUBLE GLAZED WINDOWS
- ENTRYPHONE
- LARGE RECEPTION ROOM
- CHAIN FREE

We are delighted to offer for sale this well presented 2 double bed flat with 2 bathrooms situated on the first floor in this sought after development in Edgware.

The property offers generous internal accommodation and a practical layout suited to both homeowners and investors alike. The property provides a comfortable balance of living and sleeping space, complemented by access to the well kept communal areas and the benefit of an allocated parking space. Burnt Oak station ( Northern Line) is only 0.7 miles away.

There are 2 double bedrooms and the main bedroom benefits from its own en-suite bathroom. while a further family bathroom serves the remainder of the flat .

Externally, residents benefit from well maintained communal gardens, providing pleasant outdoor space. Butler Close is conveniently positioned for local shops, amenities and transport links. making it a

popular and accessible location within Edgware only 0.9 miles from Queensbury station. (Jubilee Line)

Lease: 100 years

Service charge: Approx £3000 per annum

Ground Rent: £250.00 per annum

Energy Efficiency Rating		
	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	71	82
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		

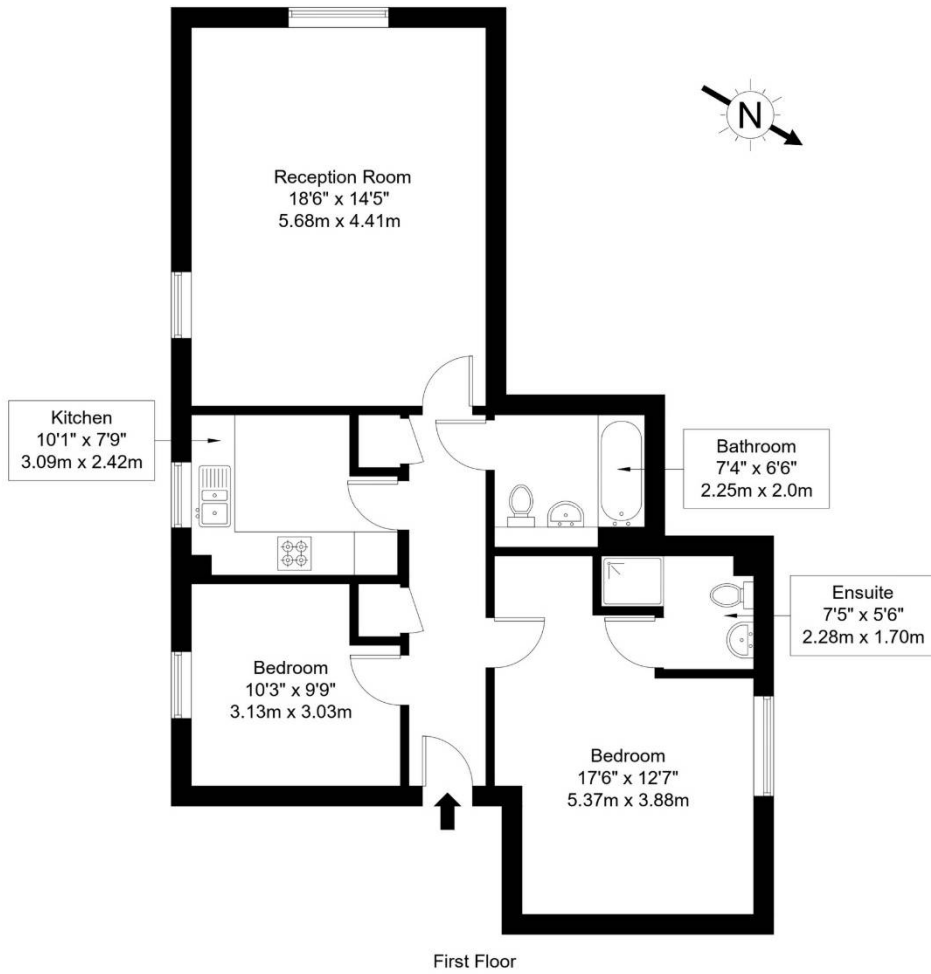
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# Butler Close, HA8 5QQ

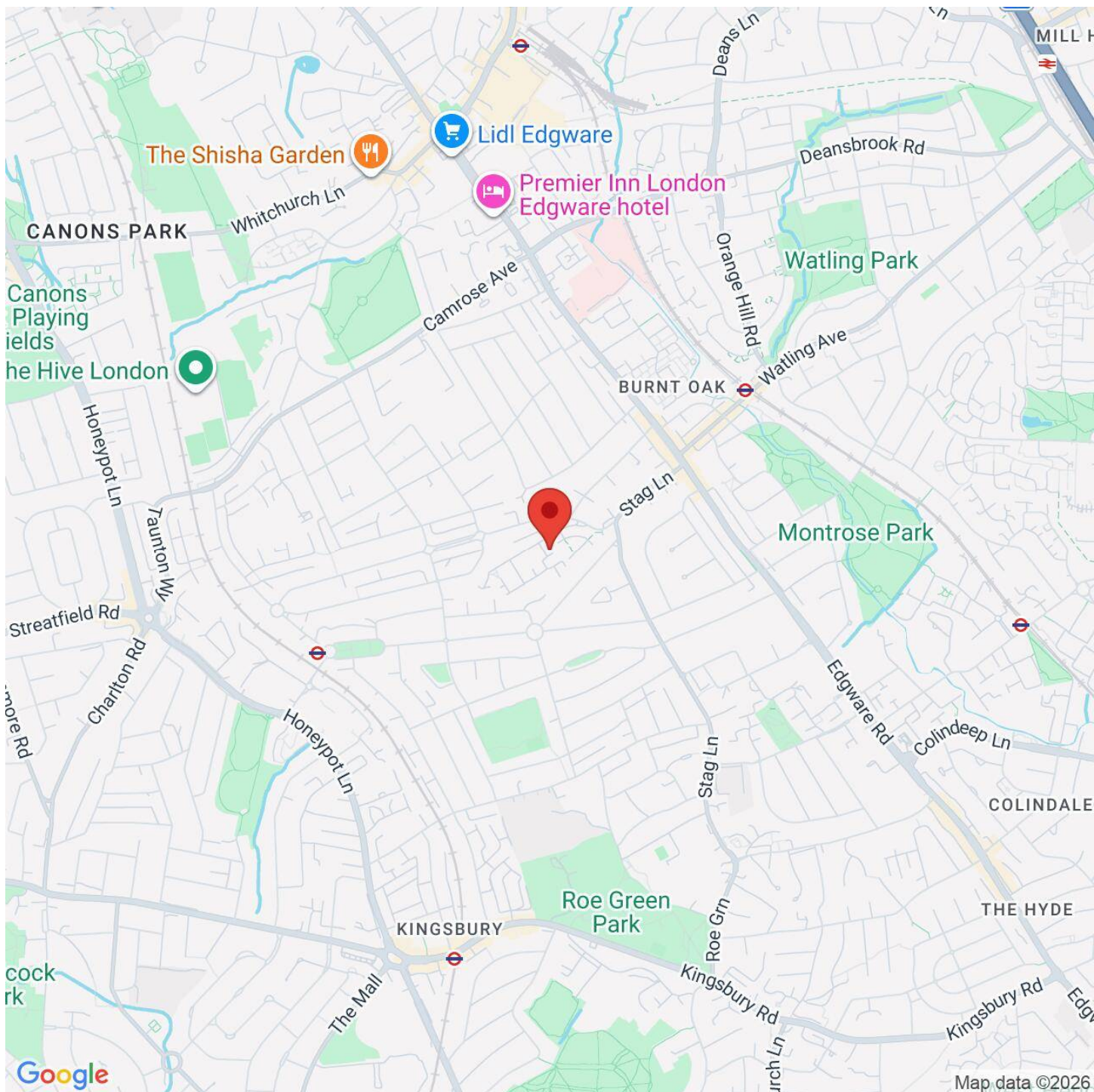
Approx Gross Internal Area = 75.8 sq m / 816 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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**VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD**

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.