

A-B-A-C-U-S

WEST HAMPSTEAD

Hale Lane, Edgware, HA8

HELP TO BUY: A bright new build studio apartment with private patio area available chain free. The property features a new 125 year lease, underfloor heating, high specification kitchen with fully integrated appliances including quartz worktops, dishwasher and washer/dryer and hard flooring throughout. Edgware Underground and Mill Hill Broadway Thameslink stations offer easily accessible transport links and are both a short walk away.



£285,000 Leasehold

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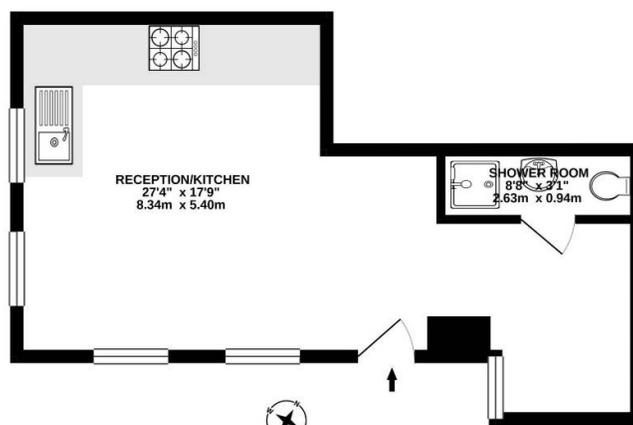


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 342 sq ft. (31.8 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, complete accuracy 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 contents, layout and appearance should never be guaranteed and no guarantee as to their quality or efficiency can be given.
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VIEWING BY APPOINTMENT WITH AGENTS

Abacus Estates
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SAT - 9.30AM TO 4.00PM
SUN - BY PRIOR APPOINTMENT

Important Notice

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/ verification.
2. The photograph depicts only certain parts of the property. The fittings illustrated may be included with the apartment/ house although the joinery and paint finishes may differ. No assumptions should be made with regards to parts of the property. Please ask for further information if required.
3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquires.
4. Descriptions of the property are subjective and are used in good faith as an opinion and a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property.