



# 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)

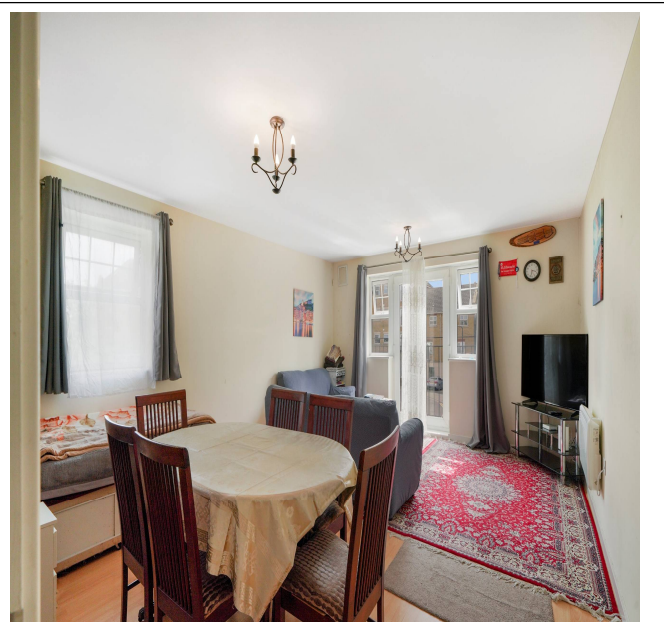
Lease: 128 years

Service charge: Approx £3000 per annum

Ground Rent: £250.00 per annum

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

# Butler Close, Edgware, HA8





# Butler Close, HA8 5QQ

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



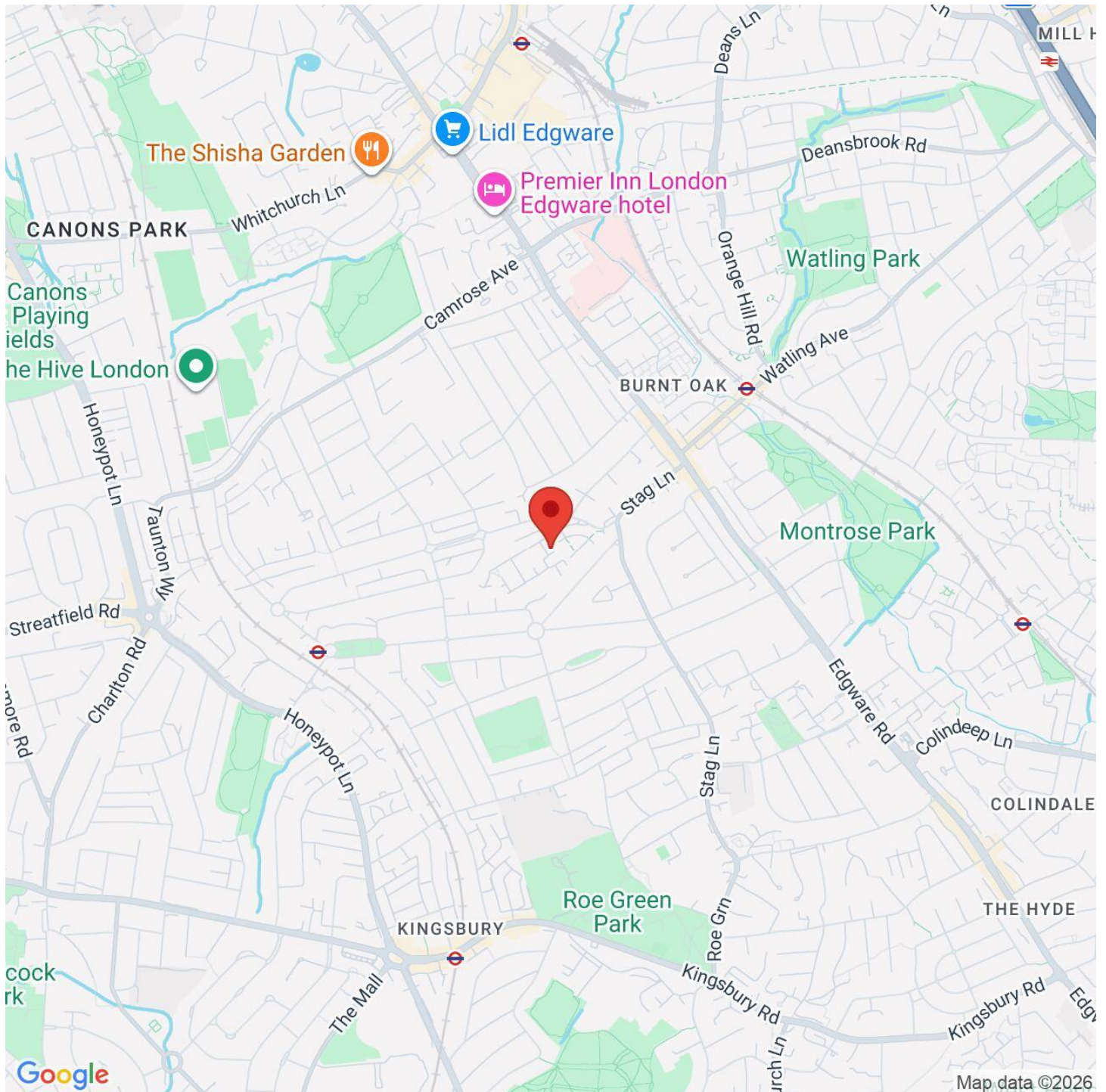
Ref :

Copyright

**BLEU  
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.

Copyright @ BLEUPLAN



**VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD**

134a Kenton Road, Harrow, Middlesex, HA3 8AL T: 020 8907 2525 E: kenton@allanhoward.co.uk W: www.allanhoward.co.uk

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**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.

**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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