



**Lodge Close, Canons Drive, Edgware HA8 7RL
Leasehold with a Share of the Freehold**

**Offers in Excess of
£535,000.**







- GROUND FLOOR FLAT
- 1,200 SQUARE FEET
- SHARE OF FREEHOLD
- BALCONY, GARAGE AND CAR PARK

- THREE DOUBLE BEDROOMS
- IMMACULATE CONDITION
- BEAUTIFUL COMMUNAL GARDENS

- TWO BATHROOMS
- EXCLUSIVE LOCATION
- MINUTES FROM SHOPS AND TRANSPORT

UNDER OFFER

This magnificent three double bedroom ground floor flat is offered in immaculate, "ready to move in" condition.

The property features a huge reception room, a superb fitted kitchen, an en-suite bathroom to bedroom one, plus two further bedrooms, a family bathroom and a guest WC. it is surrounded by beautiful communal gardens and there is also a garage in the block.

It is perfect for a purchaser who is scaling down from a large house and is seeking comparable spacious accommodation on one floor.



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

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