

CALTHORPE GARDENS

EDGWARE, HA8 7TH

£399,995
SHARE OF FREEHOLD

Taylor Hawkins presents this spacious and well-maintained two-bedroom apartment situated on the second floor. The property benefits from a share of freehold, no ground rent, and is offered chain free.

This bright and generously sized apartment features a large kitchen, a private balcony, and two toilets — one within the main bathroom and an additional separate WC. It also comes with a private garage, off-street parking, sole use of a large roof space, a utility room, and access to a communal garden.

Conveniently located within walking distance of both Edgware Station and Stanmore, the property offers excellent transport links and easy access to local amenities.

Service charge: £3,000 per year

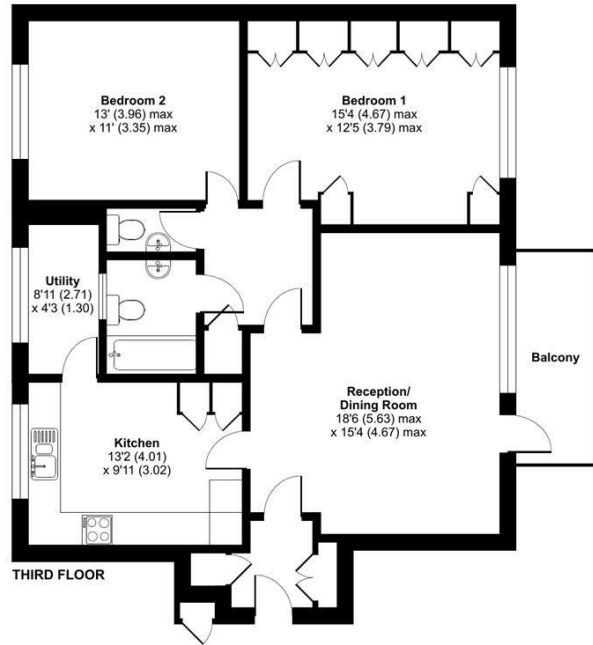


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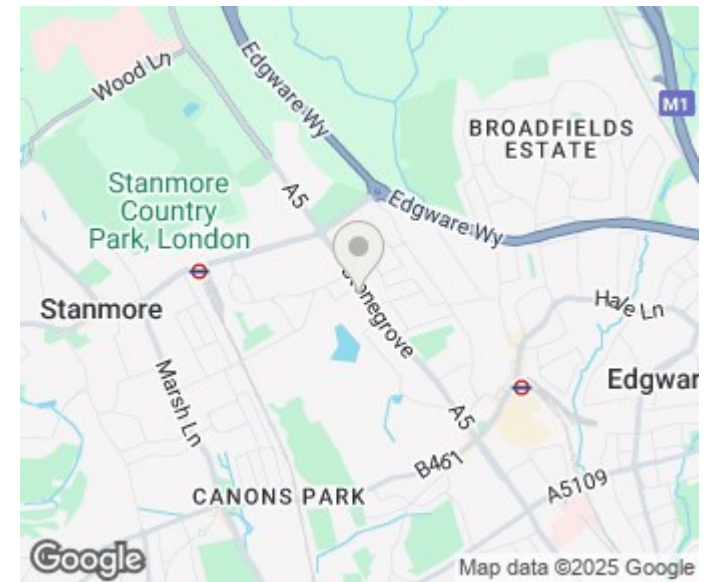
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Approximate Area = 959 sq ft / 89.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2024.
Produced for Taylor Hawkins. REF: 1313085



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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