



## SYMPHONY CLOSE

EDGWARE, HA8 0EH

£300,000  
LEASEHOLD

Chain Free - an opportunity for first time buyers or investors to acquire a 2 bedroom, 2 bathroom flat in a modern sought after block in an excellent commuter location.

Features include double-glazed windows, wooden flooring, and an allocated parking space.

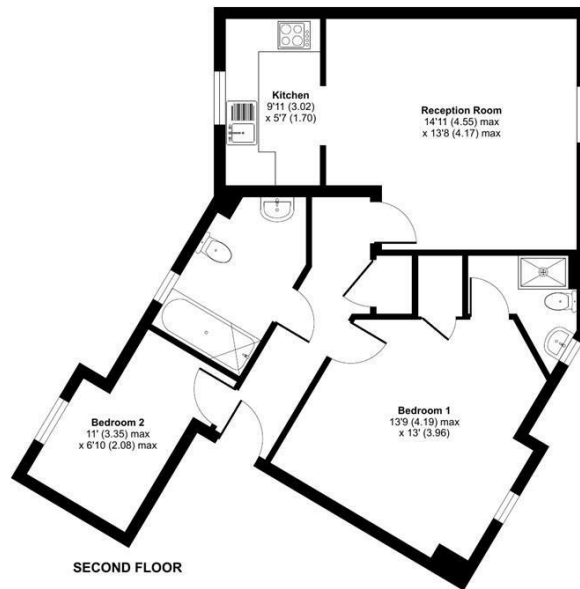
Ideal for commuters, the property lies within half a mile of both Burnt Oak & Edgware tube stations (Northern Line) and just under a mile away from Canons Park (Jubilee Line). Additionally, local shops and bus routes are situated within a short stroll. Edgware community hospital is also very close by.



TAYLOR HAWKINS  
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## Symphony Close, Edgware, HA8

Approximate Area = 687 sq ft / 63.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Taylor Hawkins. REF: 1068337



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