



## Farnsworth Drive, Edgware, HA8 8FS

£425,000 - Leasehold

A fantastic, larger than average (861 sq ft) 2 double bedroom, 2 bathroom flat situated on the second floor of this modern purpose built block. The property features a 19ft reception room with direct access to a South-West facing balcony and further benefits include a contemporary kitchen with integrated appliances, an en-suite shower room to the master bedroom, extensive storage space and 1 allocated, off street parking space. The flat is located 0.7 miles from Stanmore Tube station and would make an ideal first time purchase.

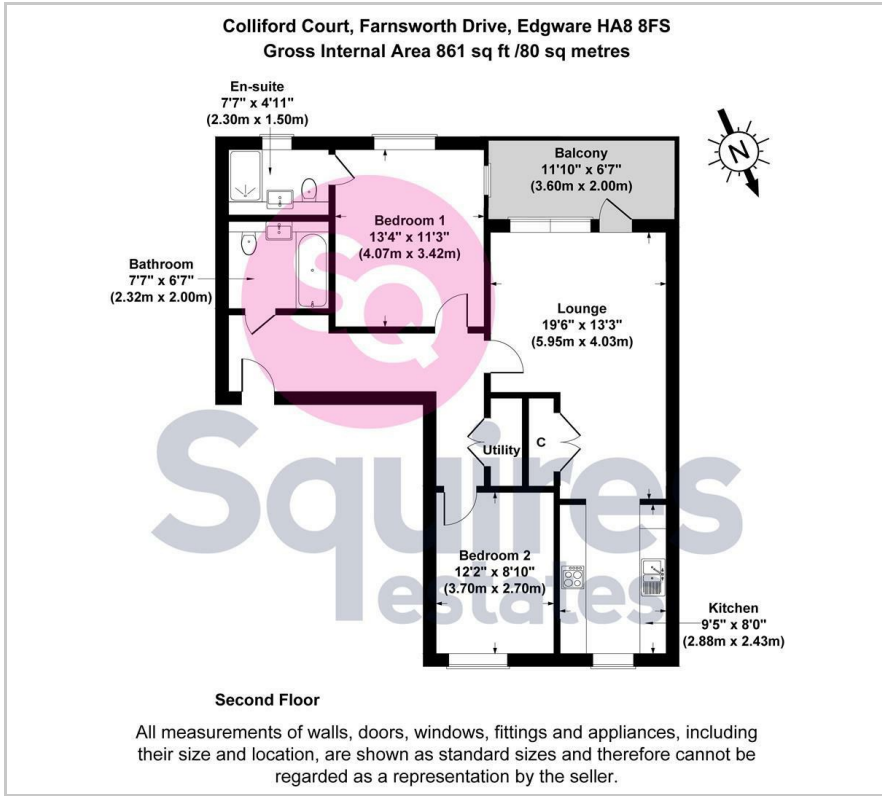
Lease: Approx. 990 years

Service Charge: Approx. £1700 per annum

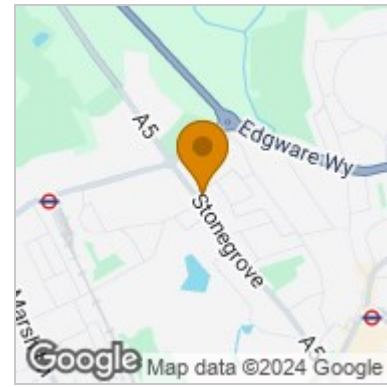
Ground Rent: £675.18 per annum

- Purpose built
- 2 double bedrooms
- 2 bathrooms (1 en-suite)
- South-West facing balcony
- 1 off street parking space
- 0.7 miles to Tube
- Ideal first time purchase
- Barnet council tax band E

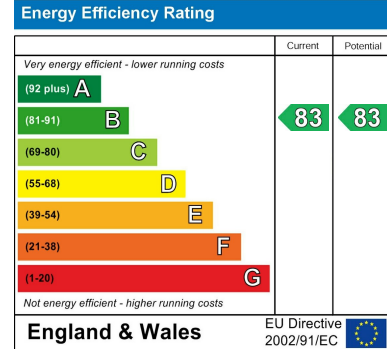
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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