

## EDGWARE ROAD LONDON, NW9

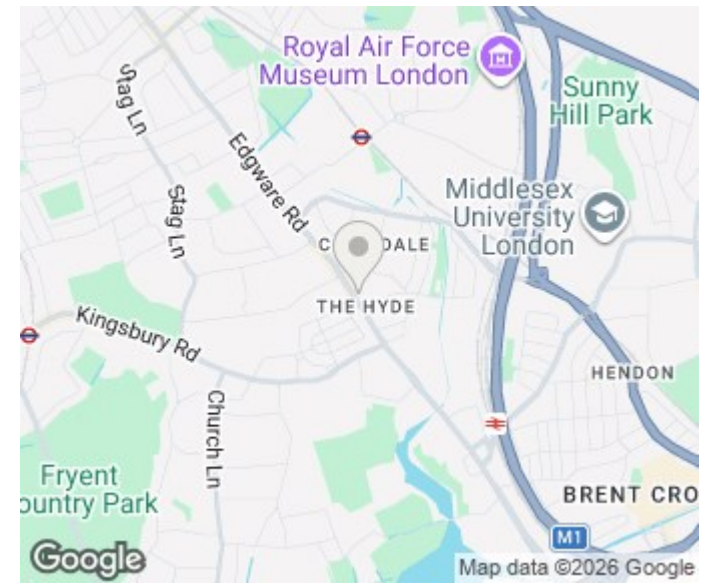
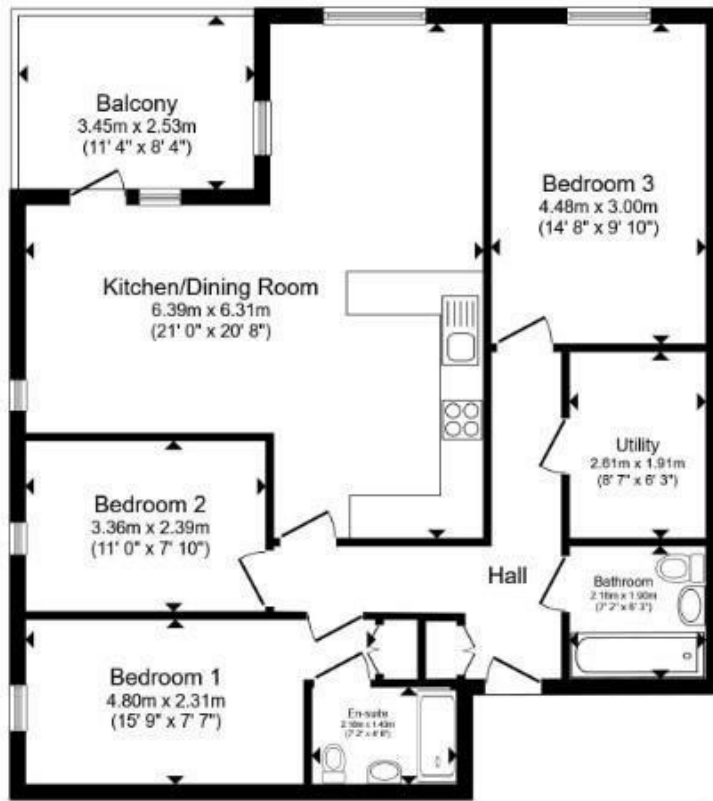
£700,000  
LEASEHOLD

A beautifully presented three bedroom apartment situated on the fourth floor, offering modern living in a highly convenient location. The building benefits from a secure entry system, two passenger lifts and a private west-facing balcony.

Inside the apartment features a bright and spacious open-plan kitchen, dining and living area, sleek contemporary kitchen flows into the main living space, creating a light and sociable atmosphere throughout.

The property comprises three well-proportioned bedrooms, including a generous principal bedroom with a modern en-suite bathroom, two further bedrooms alongside a stylish family bathroom. Finished to a high standard throughout, this impressive apartment would make an ideal home or investment opportunity.

**PMP** | INTERNATIONAL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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

London  
PMP International  
94 Belsize Lane  
Belsize Park  
London  
NW3 5BE

020 7701 2878  
info@pmpi.co.uk  
www.pmpi.co.uk

**PMP** | INTERNATIONAL