

42 Curton Close Edgware, HA8



- Two Bedrooms
- Allocated Parking
- Open Plan
- Lift
- Two Bathrooms
- Balcony
- Chain Free
- Long Lease

A beautifully presented, two bedroom apartment located in this newly build gated development in Edgware.

This property benefits from a spacious open plan living room / kitchen with integrated appliances, a generous master bedroom with an en suite bathroom, a good size second bedroom and family bathroom.

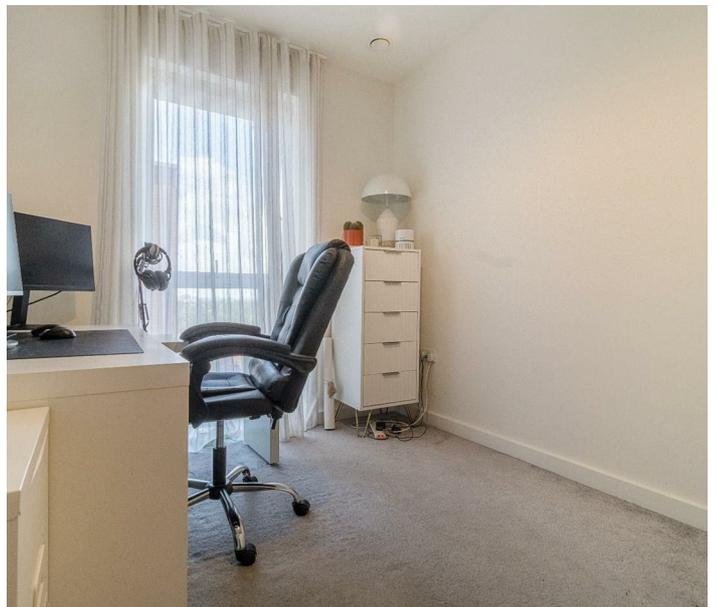
The living leads onto a south facing balcony, flooding the apartment in natural light and offering lovely views.

Further benefits include, ample storage, allocated parking space and lift access.

Direct bus links outside the development provide easy access to Edgware Station (Northern Line) and there are schools, parks and local amenities within close proximity.

Viewings highly recommended.

Asking price £417,950



TYPE V

2 BEDROOM APARTMENT

Kitchen/Living/Dining

6.50m x 3.76m 21'3" x 12'4"

Master Bedroom

4.89m x 3.08m 16'0" x 10'1"

Bedroom 2

3.05m x 2.44m 10'0" x 8'0"

Total Floor Area

61.3 sq m 659 sq ft

Total Outside Area

6.0 sq m 64 sq ft



Plot 95 Third floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		