



## Welford Court

Edgware Green  
£300,000

A first floor, one bedroom, modern flat available immediately with Davidson Frost-Wellings in the Edgware Green development.

In excellent condition throughout with a private balcony, semi-open plan kitchen/living room, a master bedroom with built-in storage and a large family bathroom. Available in a building with a lift and a communal courtyard garden.

Available with a long lease in excess of 950 years.  
Ground Rent of £200 per year.  
Service Charge of approximately £1957.96 per year.  
Barnet Council Tax Band D.

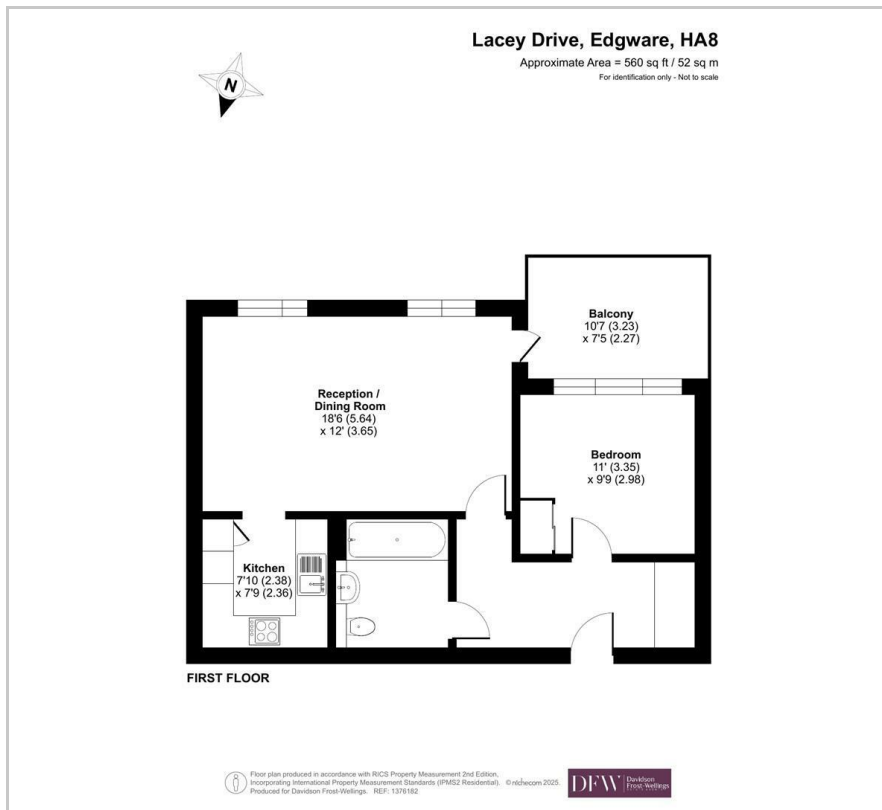
- One Bedroom
- First Floor
- Good Condition
- Chain Free
- Balcony
- Long Leasehold

### Viewing

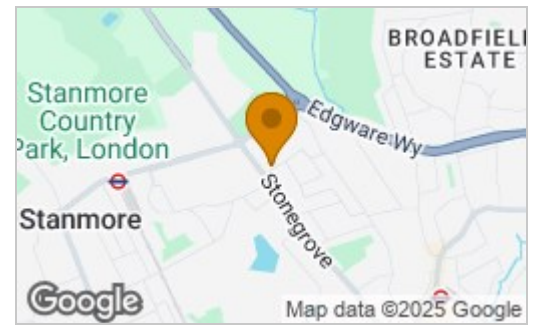
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

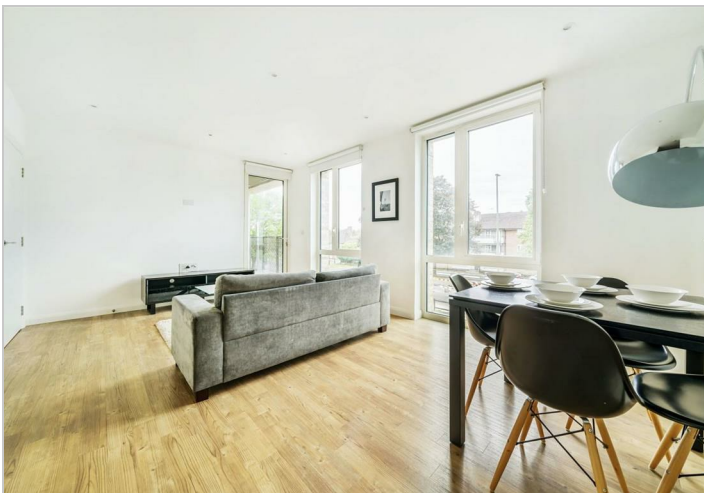
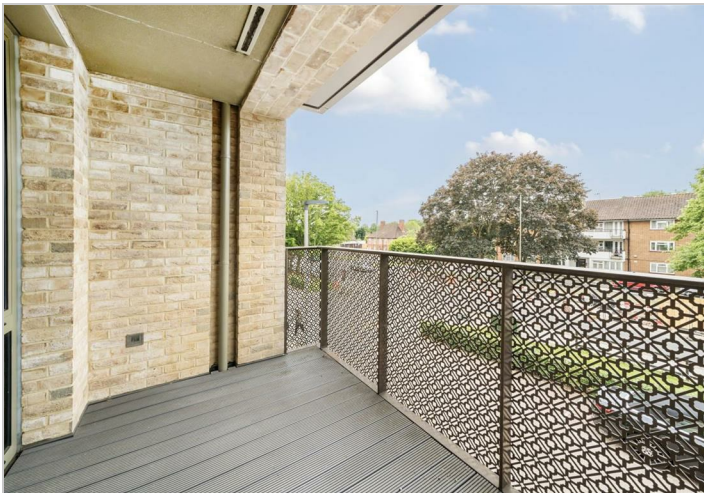


## Area Map



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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