



## Welford Court

Edgware Green

£325,000

A second floor, one bedroom, modern flat available 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 chain free 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 £1,631.49 per year  
Barnet Council Tax Band D.

### 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.

- One Bedroom
- Second Floor
- Private Balcony
- Chain Free
- Excellent Condition
- Leasehold



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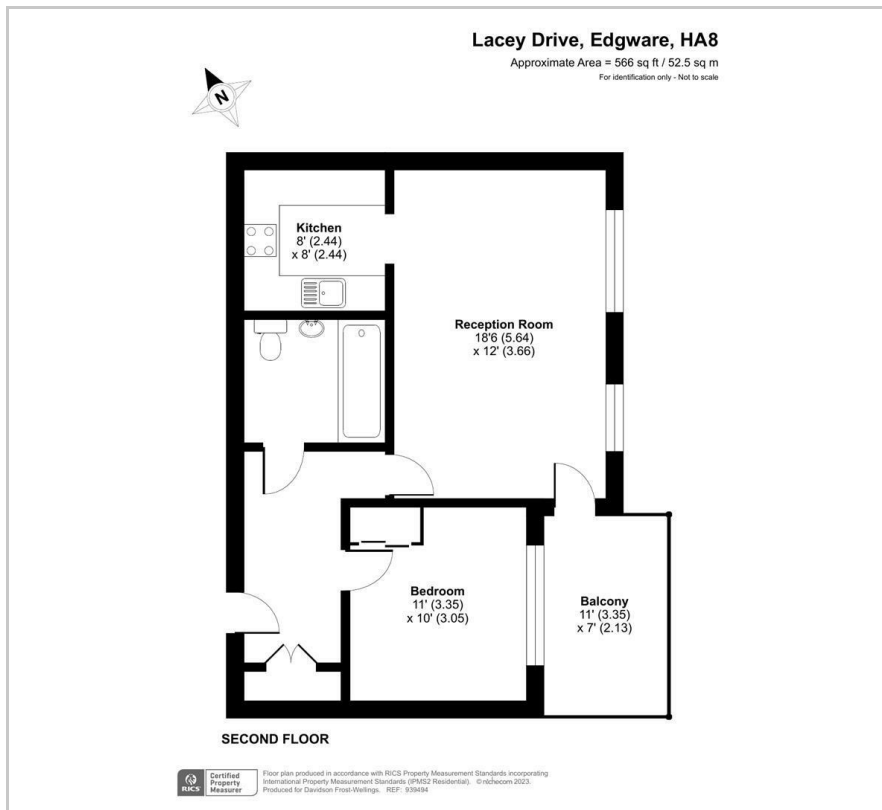


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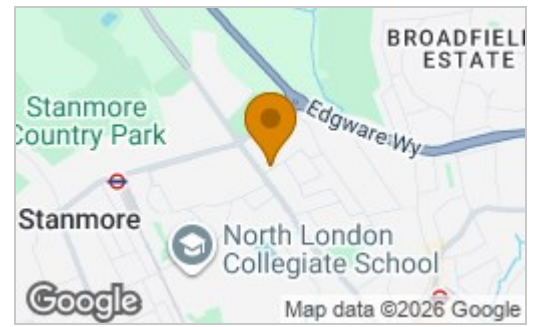


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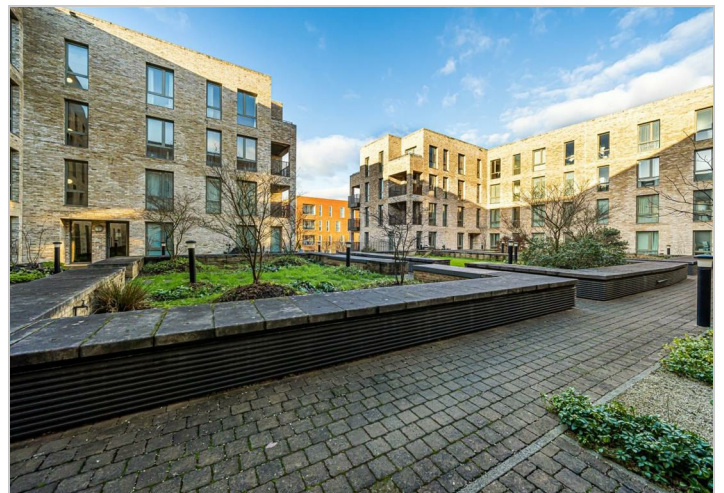
# Floor Plan



# 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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