



## Longcrofte Road

Edgware

£565,000

A very large and well proportioned two bedroom, two bathroom, ground floor flat available chain free with Davidson Frost-Wellings.

On the ground floor of a purpose built block close to Canons Park is this very large flat in good condition throughout, with a spacious reception room with doors leading to a private patio. There is also a separate kitchen, huge master bedroom with walk-in wardrobe and ensuite bathroom, second double bedroom, family bathroom and lots of built-in storage.

Bartholomew Court is available with communal gardens, allocated, gated parking and parking bays for visitors.

Leasehold with approximately 97 years left.  
Ground rent of £400 per annum.  
Service charge of £2588 per annum.  
Harrow council Tax band F.

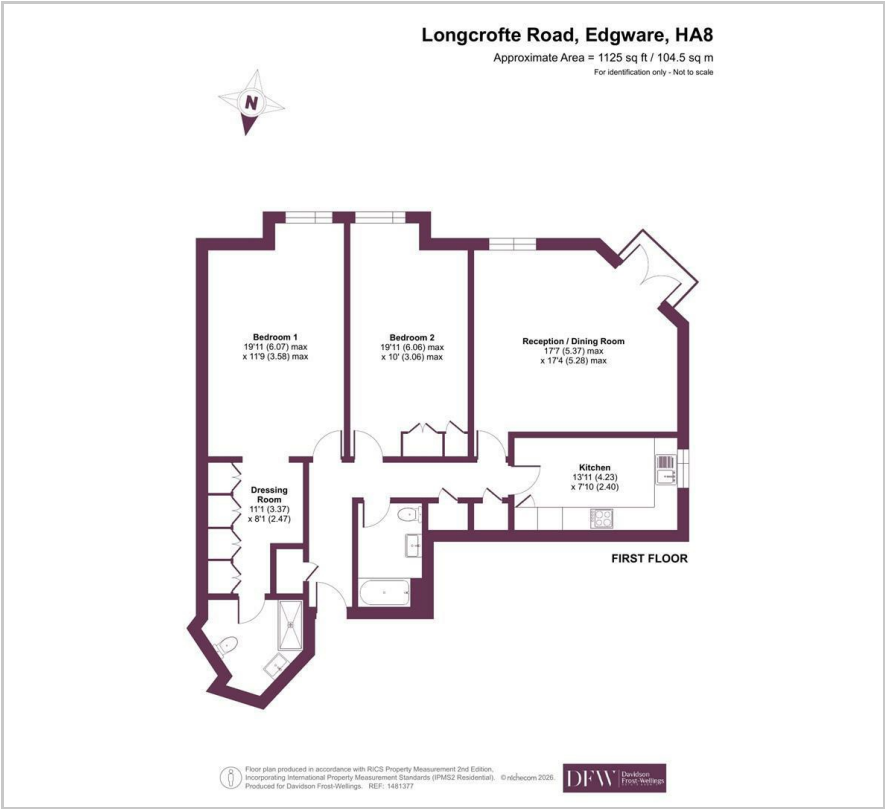
- Two bedrooms
- Two bathrooms
- Private patio
- Chain free
- Allocated gated parking
- Over 1100 sq ft

### 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 |
| 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<br>2002/91/EC |           |



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