



## Stonegrove

Edgware

£400,000

A two bedroom, two bathroom flat available chain free with Davidson Frost-Wellings.

On the first floor of a prestigious block on Stonegrove is this two bedroom flat with a large reception room, adjoining kitchen, private balcony, family bathroom and ensuite bathroom to the master bedroom.

The flat is in modern condition throughout and benefits from a single garage, a lift, off street parking on a first-come-first-served basis and with no onward chain.

Share of freehold.

Ground rent nil.

Service charge of approximately £3523.54

Harrow Council tax band F.

- Two bedrooms
- Two bathrooms
- First floor flat
- Private balcony
- Chain free
- Share of freehold

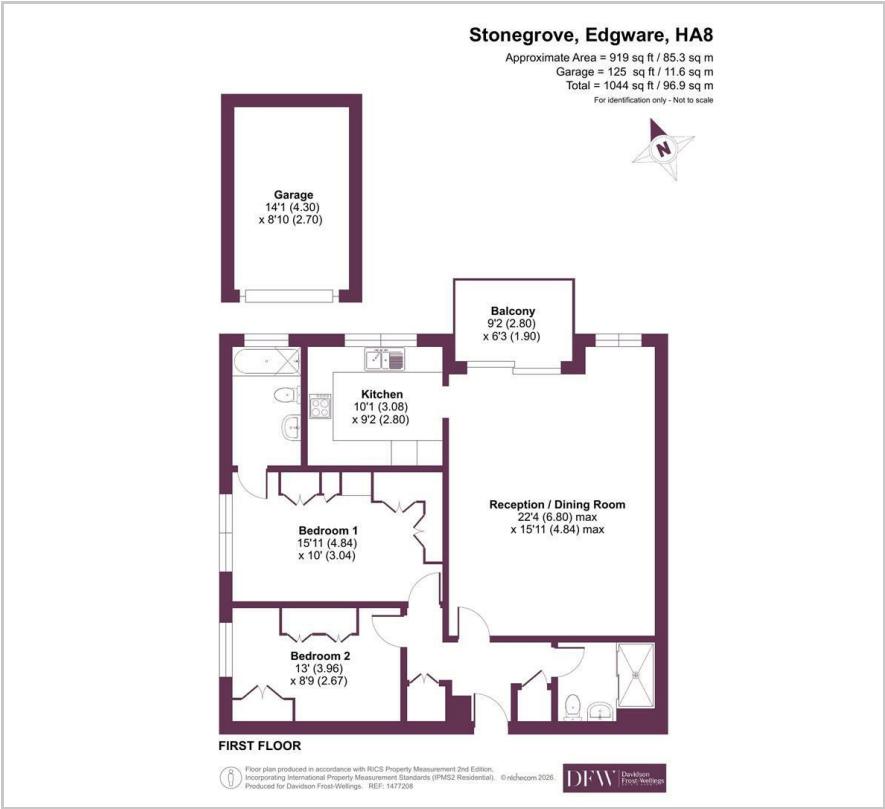
### Viewing

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>                            | <b>81</b>               | <b>83</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 |           |



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