



## Grafham Court

Edgware Green

£300,000

A second floor, one bedroom flat available with Davidson Frost-Wellings in excellent condition with no onward chain.

The flat is available with a large reception room, a galley kitchen, a private balcony, a large family bathroom and a bedroom with built-in wardrobes. 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 £1758.94 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
- Communal Gardens
- Balcony
- Lift
- Long Leasehold



## 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>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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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