



## 3, 4 Penshurst Gardens

Edgware, HA8 9GJ

**Asking Price £389,950**

Moreland is pleased to offer this excellent investment property in the heart of Edgware. The property comprises two large double bedrooms, two bathrooms (one en-suite) open plan modern kitchen and access to a long balcony. The property is situated a stone throw away from Edgware underground station (Northern Line) shopping centres, gyms, a wide range of restaurants and good schools.

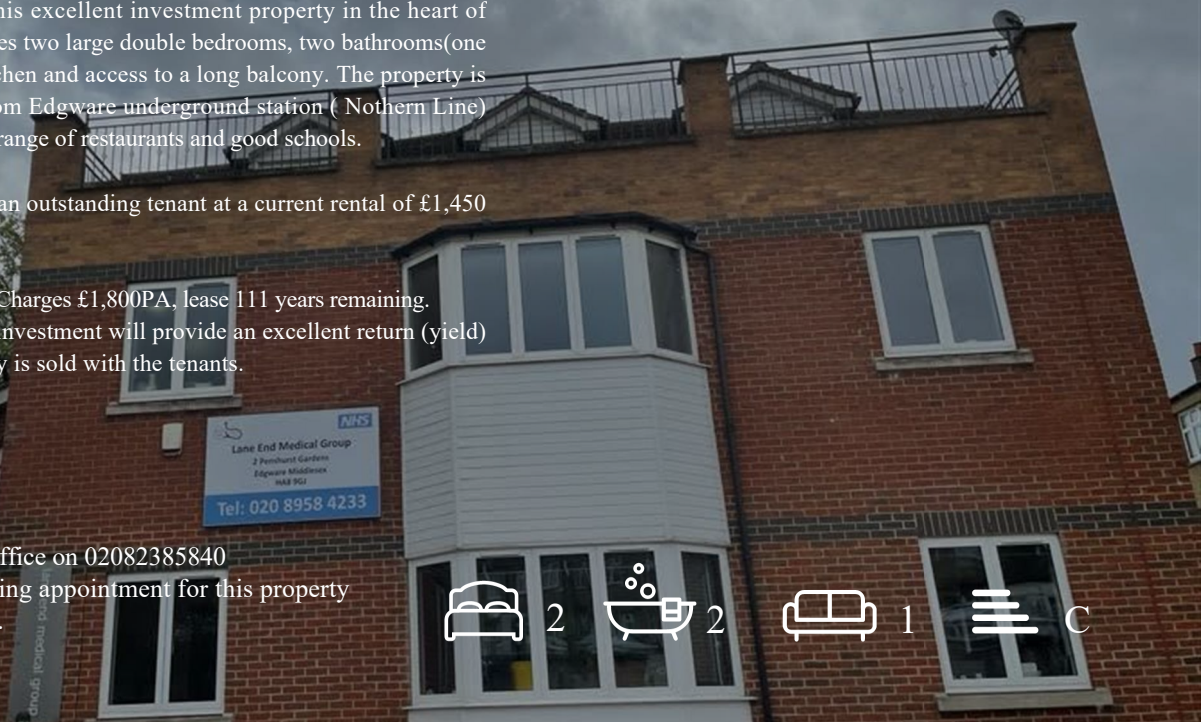
The property is currently let to an outstanding tenant at a current rental of £1,450 PCM (£17,400PA).

Ground rent £350PA & Service Charges £1,800PA, lease 111 years remaining.

Based on the current rental the investment will provide an excellent return (yield) of around 4.5% and the property is sold with the tenants.

### Viewing

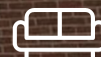
Please contact our Edgware Office on 02082385840 if you wish to arrange a viewing appointment for this property or require further information.



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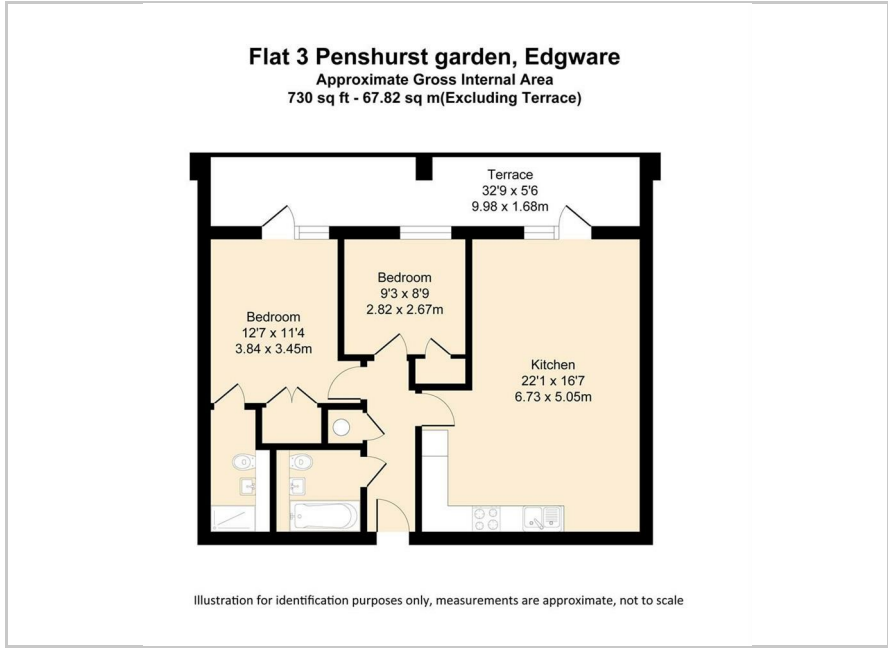
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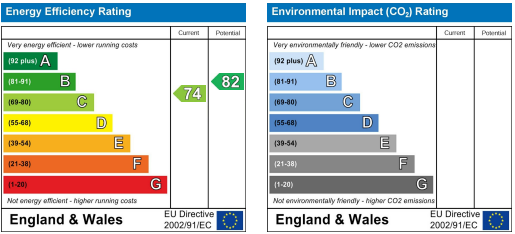
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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