



3 Broadfields Heights

Edgware, HA8 8PF

Asking Price £465,000

Moreland International are pleased to bring to the market this spacious 3 bedroom first floor flat situated in a purpose built block within the Edgware Eruv. This well-presented flat consists of a large living room, separate kitchen/breakfast room, 3 bedrooms, family bathroom and W.C. The property benefits from double glazing, communal gardens, entry phone, garage and guest cloakroom. 976sq ft. / 90.6sq m.

SHARE OF FREEHOLD PROPERTY No upper chain!

This must-see property is close to exclusive local shopping facilities, restaurants, Rosh Pinah School and Holland House Primary School.

Tenure: Share of Freehold
Lease Term: Approx. 970 years remaining
Service Charge: Approx. £690 per quarter
Ground Rent: None
Energy Rating: D
Council Tax Band: E

Viewing

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



3



1

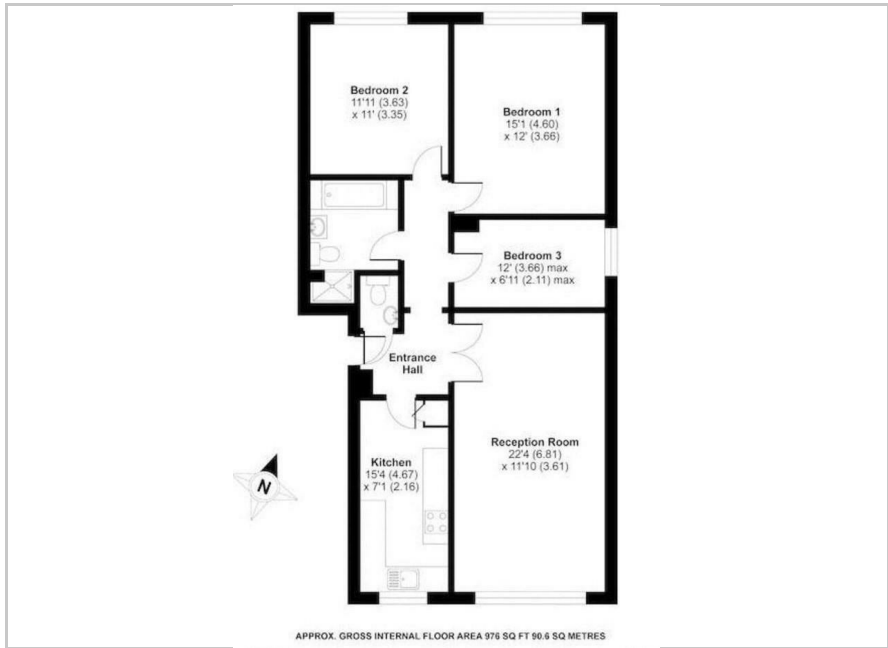


1



D

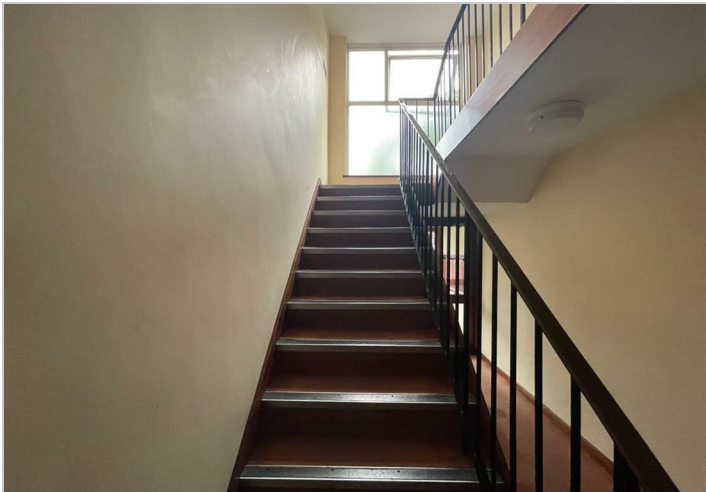
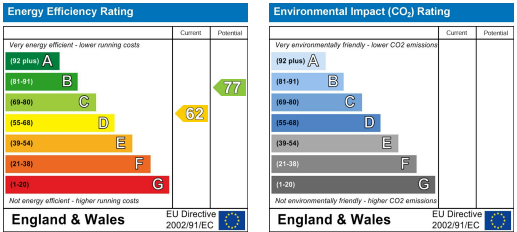
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

17 Station Parade, Whitchurch Lane, Canons Park, Edgware, Middlesex HA8 6RW
T: +44 (0)208 238 5840 F: +44 (0)208 381 3825 E: info@morelanduk.com
International Associated Offices: Canada, India, Sri Lanka, Switzerland

Sales
Lettings
Property Management
Property Development
Financial Services
Valuation