



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Fortune Avenue, Edgware

2 Bed Flat

Council tax band: D Tenure: Leasehold

**£330,000** STC  
**FOR SALE**



297 Hale Lane t: 020 8958 8958  
Edgware f: 020 8958 2300  
Middlesex e: info@groveresidential.co.uk  
HA8 7AX w: www.groveresidential.co.uk

Company No: 9632012 VAT Reg. No: 217 0421 50  
Registered Address: 297 Hale Lane, Edgware, Middlesex, HA8 7AX



## Key Features

- Ground Floor 2 Bedroom Flat
- Modern Kitchen
- Lounge/Dining Room
- Wooden Flooring
- 2 Bathrooms
- Allocated Parking Space

## Summary

Presented in modern condition, this fabulous two bedroom ground floor flat is situated next to Edgware Community Hospital and its local shopping facilities & transport links.

Benefits include wooden flooring, double glazing and gas central heating throughout as well as allocated parking and electronic key entry system.

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The particulars have been prepared with all due care and attention, for the convenience of intending purchasers/tenants. Their accuracy is not guaranteed and they do not form any part of a contract. Purchasers/tenants should check by inspection the accuracy of the particulars prior to signing a contract.