



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		82   B	83   B

## Ambleside House, Edgware

2 Bed Apartment

Council tax band: E Tenure: Leasehold

**£475,000** STC  
**FOR SALE**



297 Hale Lane  
Edgware  
Middlesex  
HA8 7AX

t: 020 8958 8958  
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Company No: 9632012

VAT Reg. No: 217 0421 50

Registered Address: 297 Hale Lane, Edgware, Middlesex, HA8 7AX





## Key Features

- 2 Bedroom 2 Bathroom 1st Floor Apartment
- Seperate Kitchen
- Spacious Living Room
- Bosch Appliances in kitchen
- 2 Double Bedrooms
- Gas Central Heating & Double Glazing

## Summary

Chain Free ! We are delighted to offer for sale this larger than average 2 bedroom luxury first floor flat. Situated between Edgware and Mill Hill and in the Eruv. The flat boasts a 21" Lounge/dining room, ensuite shower room, long lease and much more. Allocated Parking. Chain Free. Call Grove Residential now on 0208 958 8958 to

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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.