



**BENJAMIN  
STEVENS.**  
estate agents



**13 Warren Way, Edgware, HA8 5RB**  
**Asking Price £289,950**

A Two Bedroom Third floor Apartment in this popular location.

Accommodation comprises Two Bedrooms, Lounge, Kitchen area, and family bathroom.

Features include a Juliet Balcony, communal gardens, children's play area on site and parking.

An early viewing is highly recommended via vendor's sole agents Benjamin Stevens. Call now to view!

**Exterior**



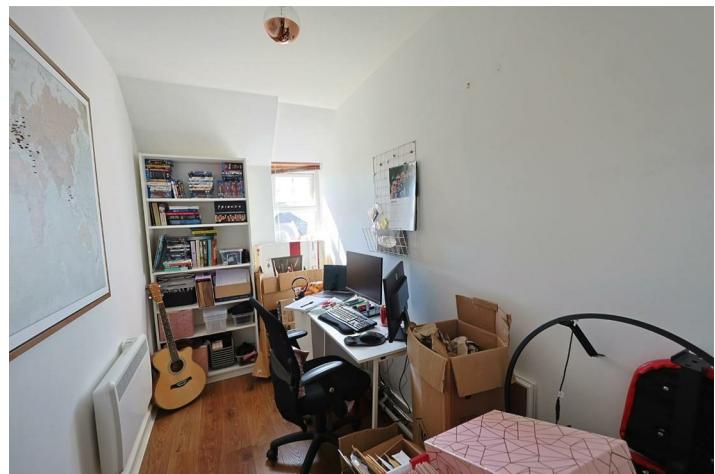
**Bedroom One 16'0" x 8'2" (4.9 x 2.5)**



**Reception 17'8" x 12'1" (5.4 x 3.7)**



**Bedroom Two 14'1" x 5'6" (4.3 x 1.7)**



**Kitchen 7'10" x 7'6" (2.4 x 2.3)**



**Bathroom 7'2" x 5'6" (2.2 x 1.7)**



## Communal Gardens



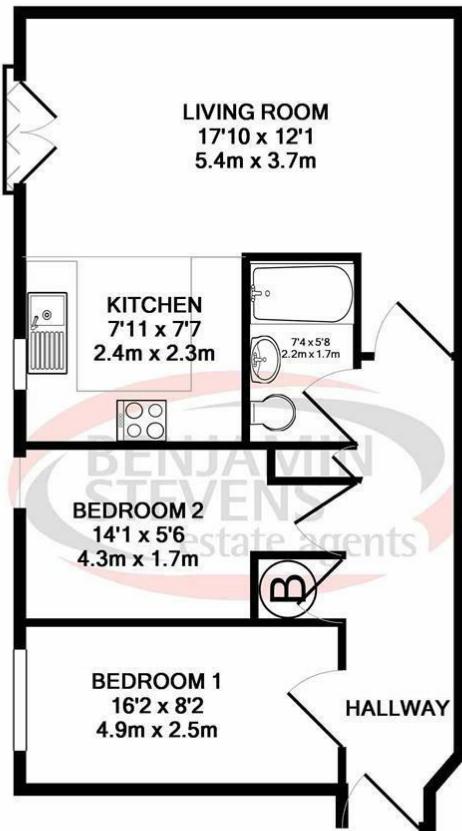
### Tenure

Lease- 133 years remaining

Ground Rent- £250pa

Service Charge- £2,820pa (£235 a month)

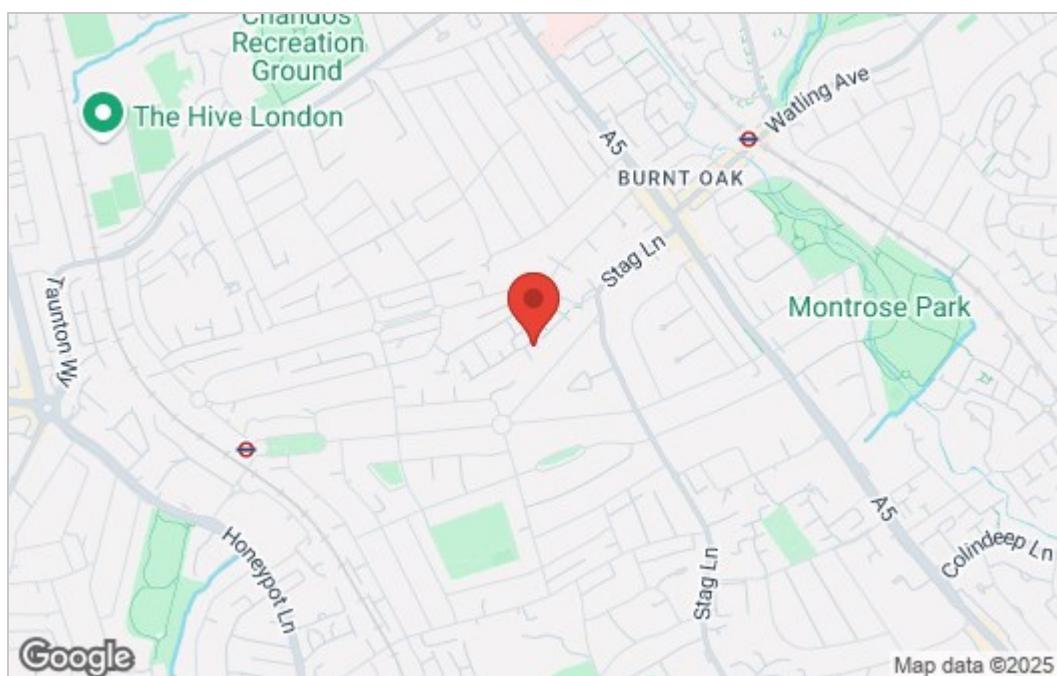
## Floor Plan



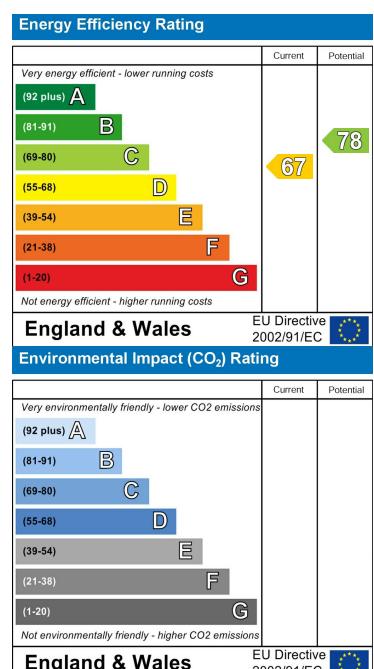
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Area Map



## Energy Efficiency Graph



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