PETERMANS
LOCAL PROPERTY EXPERTS



Leamington House, Stonegrove, Edgware

£520,000
Leasehold

- Two Bedroom, Two Bathroom Third Floor (Top Floor) Penthouse
- Spacious, Dual Aspect Reception Room With Access To Warp Around Private Terrace
- Separate Kosher Kitchen
- En-Suite Shower Room To Master Bedroom
- Separate Bathroom
- Communal Gardens
- Garage In Block
- Sought After Location
- Long Lease
- Chain Free
- 1,249 Sq Ft

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We are delighted to present this exceptional two bedroom, two bathroom penthouse apartment, featuring a stunning wrap-around private terrace that offers generous outdoor living and entertaining space. Ideally situated on Stonegrove, the property enjoys convenient access to Edgware Station, a variety of local shops, and places of worship, making it an excellent choice for both commuters and families. Offered to the market chain free, this is a fantastic opportunity for buyers seeking a spacious, well-located apartment with the added benefit of a straightforward purchase.







The accommodation comprises a spacious dual-aspect reception room, flooded with natural light and opening directly onto the impressive wrap-around private terrace. The property also benefits from a separate kosher kitchen.

The generous principal bedroom features extensive fitted wardrobes and an en-suite shower room, while a further well proportioned double bedroom is served by a family bathroom.

Additional benefits include lift access, beautifully maintained communal gardens, and a long lease of over 900 years.








LEAMINGTON HOUSE
FLATS NO 1-29
Leamington House
23 STONEGROVE, EDGWARE



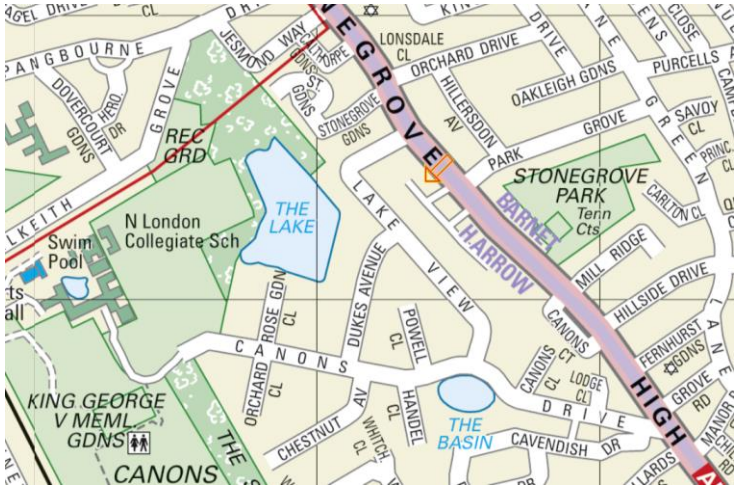


Main area: Approx. 116.1 sq. metres (1249.2 sq. feet)
Plus balconies, approx. 71.7 sq. metres (771.8 sq. feet)

Price:	£520,000
Tenure:	Leasehold
Beds:	2
Baths:	2
Reception Rooms:	1
Total Sq Ft:	1,249
Council Tax Band:	Band F in Harrow
EPC Rating:	Band C
Service Charge:	£4,737 per annum
Lease Length:	960 years

Distance to:

Edgware Station:	0.6 Miles
Stanmore Station:	1.0 Miles



VIEWING STRICTLY BY APPOINTMENT ONLY.

PETERMANS TEL: 020 8958 5040 Please Note That The Gas And Electric Appliances Have Not Been Tested To Ensure That They Are In Working Order. All Measurements Are Taken With A Laser Tape Measure And Therefore Subject To Some Variation. We Recommend Any Potential Purchaser Checks These For Themselves To Confirm Their Accuracy