

LEASEHOLD

Apartment

66 CALLIER HOUSE,  
3B BURNT OAK  
BROADWAY,  
EDGWARE, HA8 5FQ

40% Shared ownership

£450,000

#### FEATURES

- 5th Floor
- 2 Bedrooms
- Balcony
- Underground allocated parking
- Roof top terrace
- 1 Bathroom
- Interactive Video Intercom
- Fully fitted kitchen



# 2 Bedroom Apartment located in Edgware

Call us on  
**0208 952 0808**  
[info@maxwellestates.co.uk](mailto:info@maxwellestates.co.uk)  
[www.maxwellestates.co.uk](http://www.maxwellestates.co.uk)

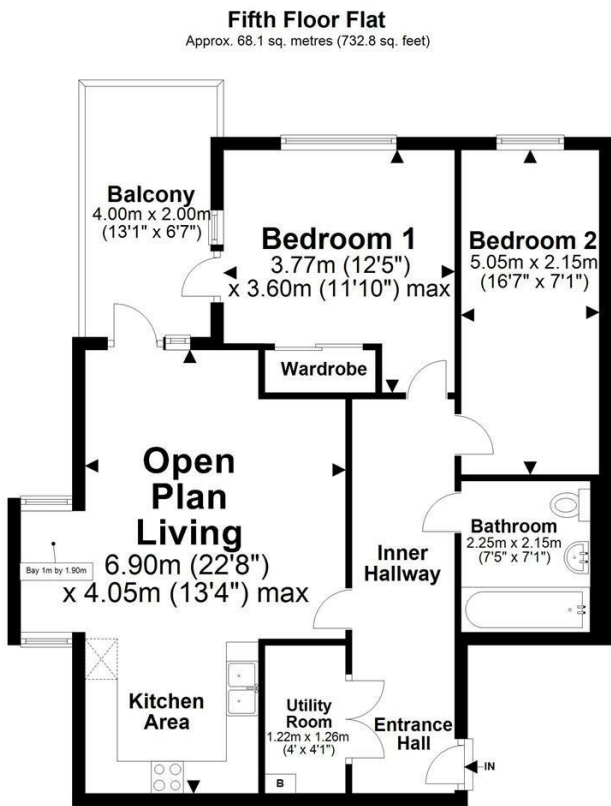
40% Shared Ownership. Exclusively with Maxwell Estates! Large 2 bedrooms flat, Balcony with great views, roof top terrace for residents, Underground private allocated parking, Long lease.

On offer is this spacious 2 bedrooms flat situated on the 5th floor completed in 2020 with great views, comes with 1 allocated parking spot, access to a roof top terrace for all residents, 1 family bathroom, large open plan fully fitted kitchen with a spacious living room, good sized balcony.

Possibility of purchasing more than 40%

Lease = 123 years  
Service charge and Ground Rent = £211 Per Month

Council Tax Band  
**C**



Total area: approx. 68.1 sq. metres (732.8 sq. feet)

All images used are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.  
Plan produced using PlanUp.

Callier House, 3b, Burtnt Oak Broadway, Edgware, HA8 5FQ

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

