

LEASEHOLD



Apartment

70A WATLING  
AVENUE, BURNT OAK,  
HA8 0LU

Asking Price

£250,000

FEATURES



# 2 Bedroom Apartment located in

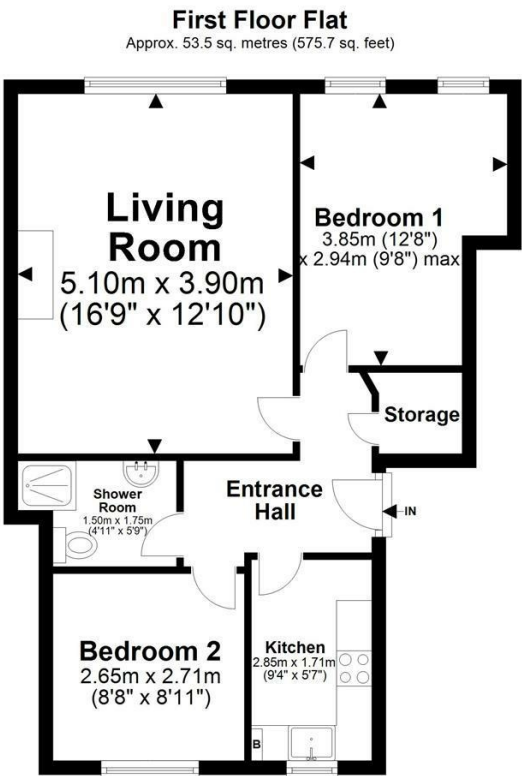
On offer with Maxwell Estates is this spacious 2 bedrooms flat above commercial with front access. Located very close to Burnt Oak Tube Station and within walking distance to Burnt Oak Leisure Centre. The property comprises of 2 double bedrooms large living room, separate kitchen, and shower room. Recently been refurbished.

Lease remaining = Approx 90 Years

Call us now to arrange for a viewing.

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

Council Tax Band  
**C**



Total area: approx. 53.5 sq. metres (575.7 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 any contract or warranty.  
Plan produced using PlanUp.

**Watling Avenue, Edgware, HA8 0LU**

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 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.

