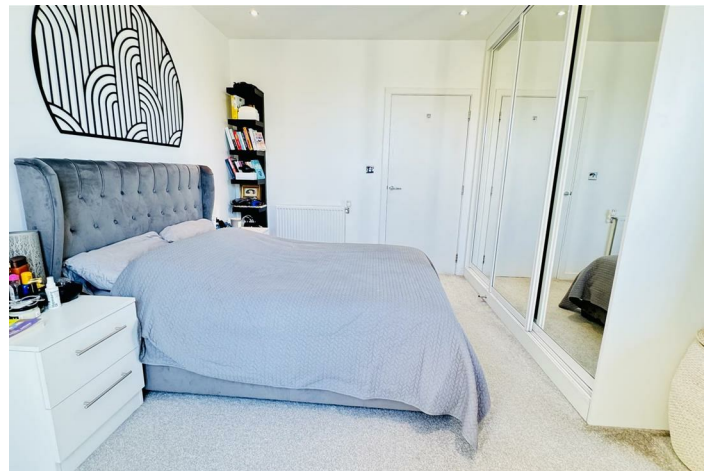
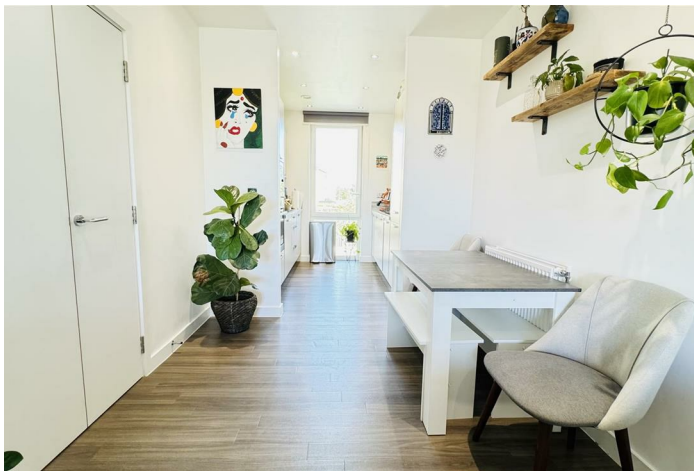


LONG LEASEHOLD



Apartment (EPC Rating: B)

**FLAT 15, 26 COLLIFORD COURT FARNSWORTH  
DRIVE, EDGWARE, HA8 8FS**

Offers In Excess Of

**£390,000**



## 2 Bedroom Apartment located in Edgware

Maxwell Estates are delighted to offer this charming 2 bedrooms, 2 bathrooms, first floor flat flat for sale. This nearly new property, built in 2016, boasts a modern design and offers a comfortable living space perfect for those seeking a stylish home.

Boasting a spacious open plan living with large balcony for those summer days and a contemporary fully fitted kitchen area. The property also consists of a master bedroom with fitted cupboards and an ensuite shower room leading to a 2nd balcony, a second double sized bedroom, a large family bathroom and allocated parking.

Built by Barratt Homes to a very high standard and comes with a long lease of 999 years starting 2016.

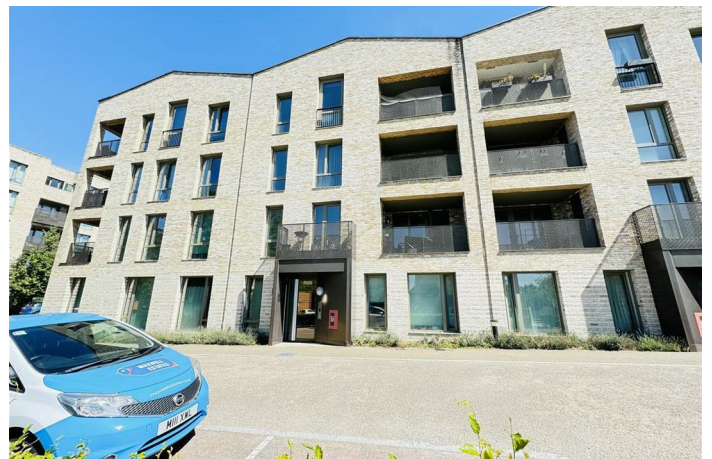
Located 0.5 miles from Stanmore Underground (10-15 minutes walk) and 1 mile from Edgware Underground (20 minutes walk) and across the road from the local bus stop and within walking distance to all essential amenities.

Service charge £2,580 p/a

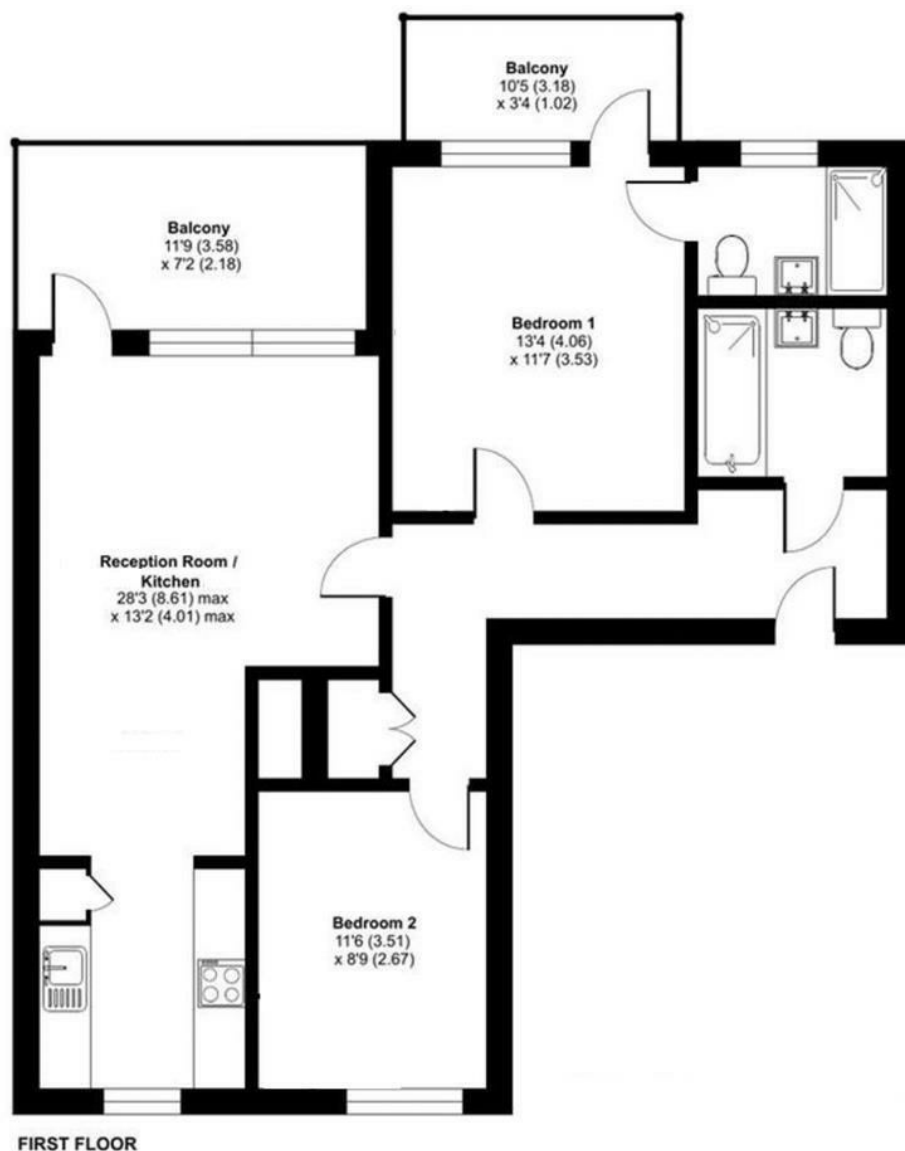
Ground Rent £675 p/a

Don't miss out on the chance to make this apartment your own and enjoy all that this vibrant area has to offer. Contact us today to arrange a viewing and take the first step towards owning your dream home in Edgware.





HEAD OFFICE SALES | 70 WATLING AVENUE, EDGWARE, LONDON, HA8 0LU



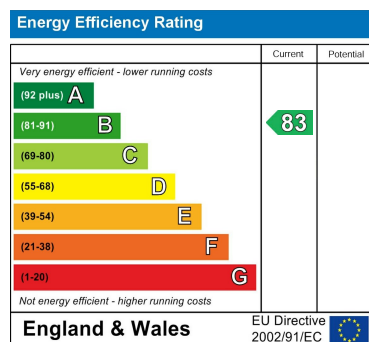
## Colliford Court, Farnsworth Drive, Edgware, HA8

Approximate Area = 73.2 sq m - Not to scale

Council Tax Band

E

Energy Performance Graph



Call us on

0208 952 0808

[info@maxwellestates.co.uk](mailto:info@maxwellestates.co.uk)

[www.maxwellestates.co.uk](http://www.maxwellestates.co.uk)

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.