

LEASEHOLD



Apartment

# BURNT OAK BROADWAY, EDGWARE

Asking Price  
£315,000



# 1 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)

Council Tax Band

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Welcome to this stunning and exceptionally spacious one-bedroom apartment—the largest layout available in Callier House, measuring 721 sq ft and situated on the 4th floor with panoramic views from the private balcony. Located on Burnt Oak Broadway, just a 6-minute walk from Burnt Oak Station, this stylish 2022 new build offers modern comfort with a bright open-plan living space, a fully integrated kitchen (including a dishwasher), and a luxurious bathroom. The bedroom features a built-in sliding wardrobe with integrated lighting, while a separate utility room houses a washer and dryer. Enjoy high energy efficiency (minimal heating needed), superfast fibre broadband, a video intercom system, and allocated gated parking—all included.

Residents benefit from a private rooftop communal garden, and a pet-friendly, well-maintained building. The location offers Tesco, Sainsbury's, 24hr Gym, Bang Bang Oriental Food Hall, and parks like Silkstream, Watling, and Montrose Playing Fields all within easy reach. A bus stop opposite the building takes you to Brent Cross in 15 minutes. Some furnishings can be included (e.g., sofa bed, coffee table, balcony set). Ideal for first-time buyers, professionals, or down-sizers, the flat is available on a 122-year lease, with service charge approx. £3,132.72 and ground rent £300/year. Shared ownership option also available—contact us today to arrange a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.

