

Apartment

LEASEHOLD



**FORTUNE AVENUE  
BALLOTA COURT  
EDGWARE  
HA8 0FD**

Asking Price

**£335,000**

FEATURES



# 2 Bedroom Apartment located in Edgware

Modern First Floor Two-Bedroom, Two-Bathroom Apartment – 0.5 Miles from Burnt Oak Station

Maxwell Estates are delighted to present this stylish first-floor apartment, perfectly combining modern comfort with excellent transport connections – all with the convenience of lift access.

The property features a bright and spacious open-plan lounge and fitted kitchen, enhanced by floor-to-ceiling windows that flood the space with natural light.

Accommodation includes two well-proportioned double bedrooms, with the master benefiting from an en-suite shower room, plus a contemporary family bathroom.

## Key Features:

First-floor position with lift access

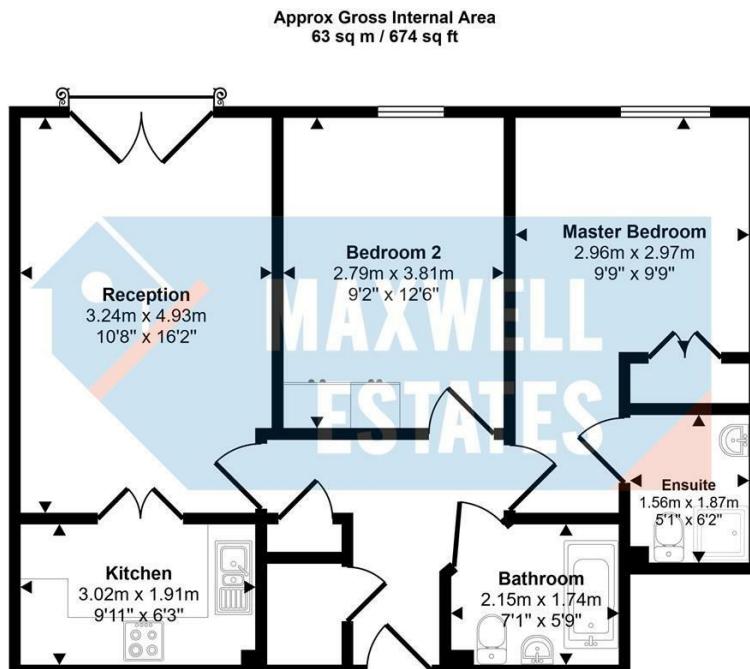
Call us on

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## Council Tax Band

D



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (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.

