



## **LEAMINGTON HOUSE, STONEGROVE**

Edgware

London HA8 7TN



2 Bedroom Purpose Built Flat  
EPC Rating: C

**Price Offers in Excess Of £325,000**

A well-presented, modern, flat, situated in this popular block, with lift access.



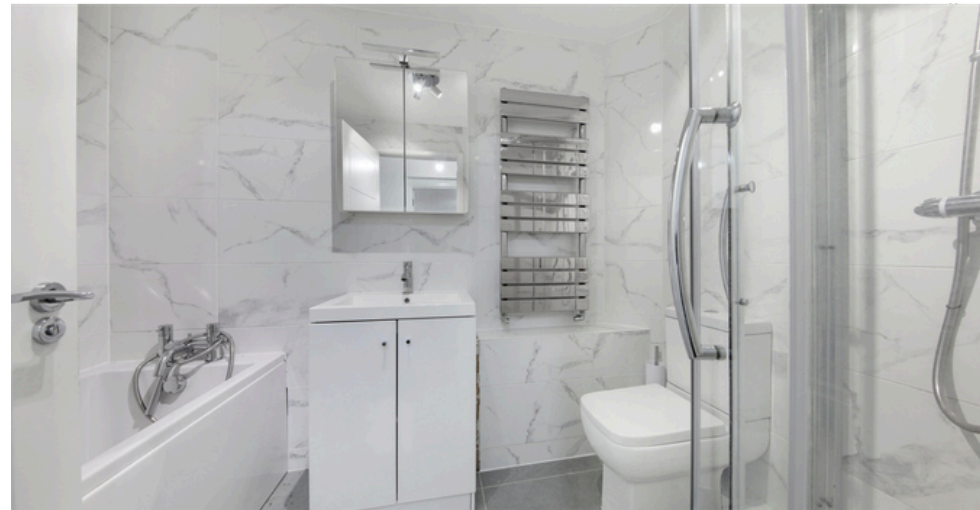
he flat boasts a modern fitted kitchen leading onto the private balcony. Good sized bedrooms, with a four-piece contemporary bathroom. Garage en block.

Ideal for both first time buyers and buy to let investors alike.

Chain Free and a long lease. View now via [Roundtree Real Estate](#).



- Spacious Two Bedroom Flat
- Open Plan Kitchen/Living Room
- Modern Fixtures & Fittings
- Four Piece Family Bathroom
- Lift Access
- Private Balcony
- Garage
- Communal Gardens
- Long Lease
- Chain Free

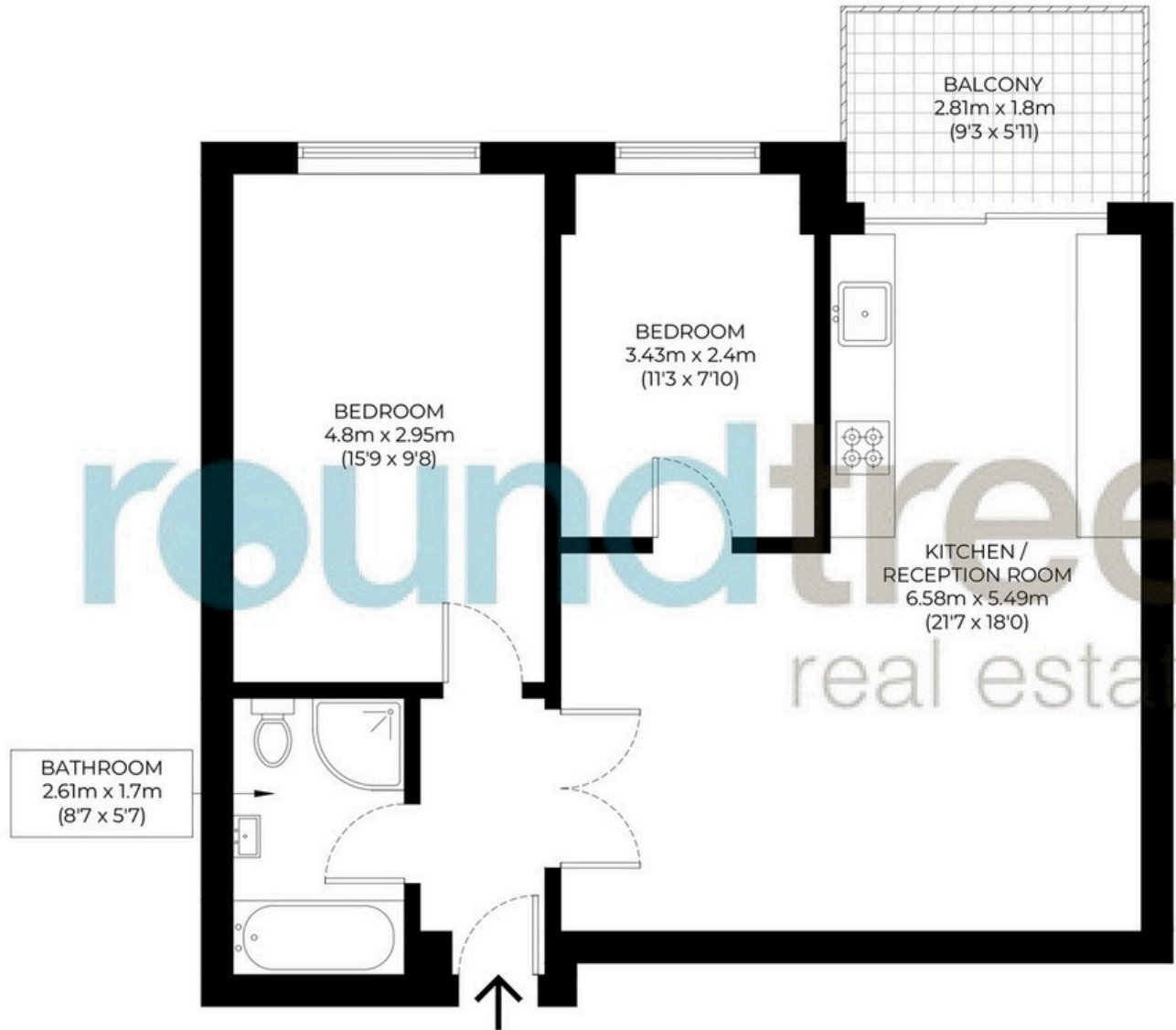




# Floorplan


Approximate gross internal area


60.9 sqm / 656 sqft




First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence that the information, it must not be relied on. Maximum widths and lengths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

 GROSS INTERNAL AREA (GIA)  
60.9 sqm / 656 sqft

 EXTERNAL STRUCTURAL FEATURES  
5.1 sqm / 55 sqft

 RESTRICTED HEAD HEIGHT (RHH) / EAVES STORAGE  
0 sqm / 0 sqft

020 8203 2111  
www.theroundtree.com

To register your interest:

020 8203 2111

[sales@theroundtree.com](mailto:sales@theroundtree.com)

[theroundtree.com](http://theroundtree.com)

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# roundtree

real estate

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