



BEVERLEY DRIVE, EDGWARE, HA8  
STARTING BID £185,000 LEASEHOLD APPROX 79 YEARS REMAINING  
**GROUND FLOOR STUDIO/1 BEDROOM  
MAISONETTE IN A PRIME LOCATION**

- SERVICE CHARGE APPROX £1,100 PER ANNUM
- GROUND RENT APPROX £25 PER ANNUM

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This property is being sold via secure sale. TERMS & CONDITIONS APPLY. STARTING BID £185,000

Located just a couple of minutes' walk from Queensbury Station (Jubilee Line), this well-presented ground-floor maisonette offers an ideal accommodation for a single person or a couple. Boasting an abundance of natural light throughout, the property features a practical open-plan layout complemented by a separate kitchen with a convenient serving hatch. Large integrated wardrobes ensure maximized storage space, while neutral decor throughout creates a fresh and inviting atmosphere. Additional benefits include double glazing for enhanced comfort and efficiency. Positioned in a sought-after location with excellent transport links, amenities, and local parks nearby, this maisonette will make a fantastic buy to let investment or first home.



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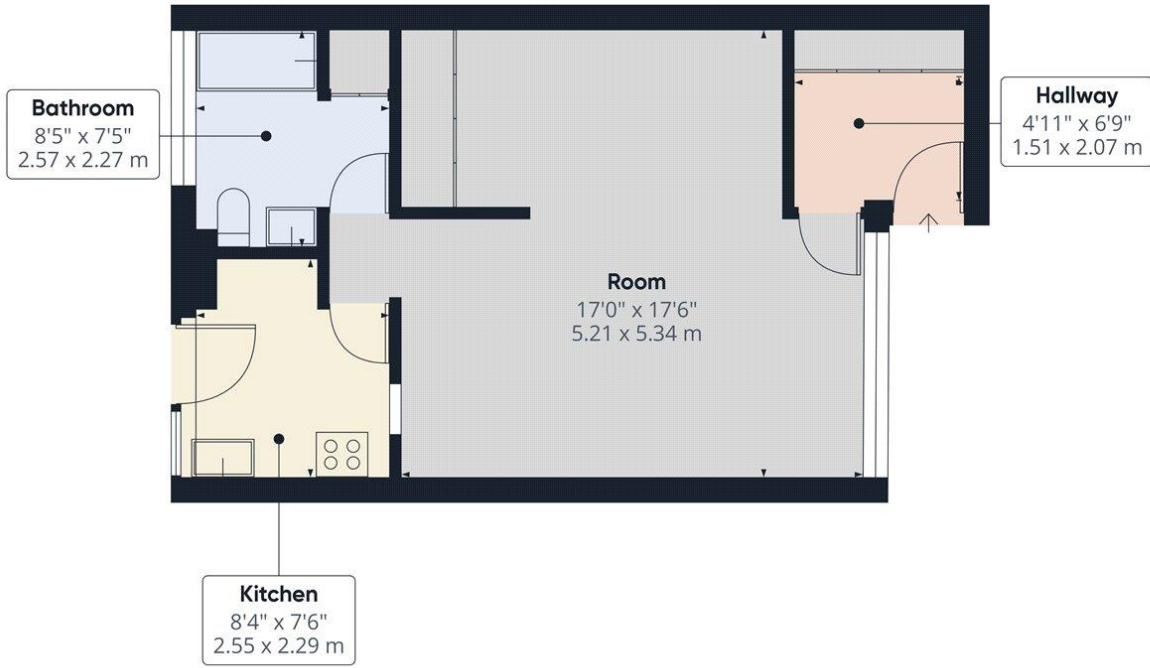
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Approximate total area<sup>1)</sup>  
449.71 ft<sup>2</sup>  
41.78 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

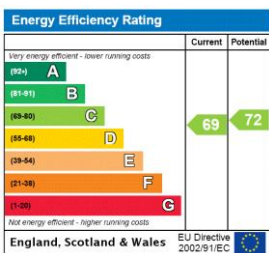
**Term:** 79 year and 3 months

**Service Charge:** £1100 per annum approx

**Ground Rent:** £ 25 Annually (subject to increase)

**Council Tax Band:** B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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