



6 The Limes, Warren Lane, HA7 4FB

£999,950

**richard
james**

ESTATE AGENTS

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Property Description

A beautifully presented two double bedroom, two bathroom (one en suite) luxury ground floor apartment set in an exclusive gated development on Warren Lane.

The property offers good size living accommodation to include a double reception room with direct access onto a large private patio with access onto the beautifully maintained communal gardens with a lake, modern kitchen / breakfast room. Benefit include a share in the freehold, two allocated off street parking space, visitors parking and an entryphone system.


SOLE AGENT.

Key Features



Important Information

- **Price:** £999,950
- **Tenure:** Freehold
- **Council Tax Band:** H
- **EPC:**
- **Locaton:** Middlesex

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using The Mobile Agent.

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we will not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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