



57 St Margaret's Road, HA8 9UT

£599,950

**richard
james**

ESTATE AGENTS

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Property Description

Offered for sale with no upper chain, a rarely available Three Bedroom semi detached family home in need of full modernisation within a stone's throw of the amenities of Edgware High Road including the Northern Line Station and within the eruv.

Having been extended on the ground floor the house provides Kitchen/Breakfast Room, Double Reception room, TV room and a guest wc.


Benefits include off street parking for several cars, garage and large rear garden.

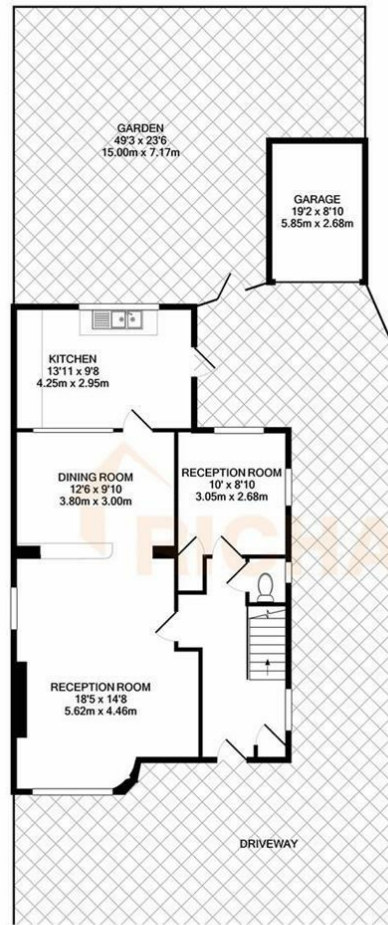
SOLE AGENT.

Key Features

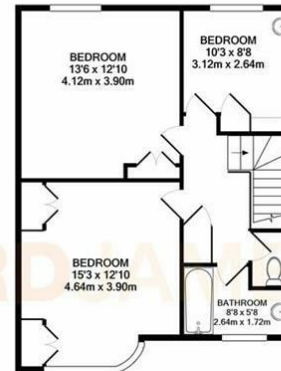
Important Information

- **Price:** £599,950
- **Tenure:** Freehold
- **Council Tax Band:** G
- **EPC:**
- **Locaton:** Edgware

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 	



GROUND FLOOR



1ST FLOOR

ST MARGARETS ROAD HAS
TOTAL APPROX. FLOOR AREA 1346 SQ. FT. (125.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix 02020

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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