

# ESTATE AGENTS

## Residential Sales & Lettings

45/47 Manor Park Crescent, Edgware, Middlesex, Ha8 7LY  
Fax 020 8381 3136

[www.melvinjacobs.com](http://www.melvinjacobs.com)



Rydal Court, 17, Stonegrove, Edgware, Greater London.  
HA8 7TW

**1,495 Monthly \* Subject To Contract**

- 2 Bedroom
- 2 Bathrooms ( One En-Suite )
- GCH & Double Glazed
- Available Now
- Ground Floor
- Access To Commuter Links
- Walking Distance To Shops

Ref: PRA10954

Viewing Instructions: Strictly By Appointment Only



These particulars are prepared with all due care and attention for the convenience of intending purchasers but their accuracy is not guaranteed and they do not form any part of a contract. Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contract.

 **OnTheMarket.com**  
coming January 2015

## General Description

A ground floor bright and airy flat with a modern kitchen. Large reception room, two bathrooms, one en-suite. Fitted wardrobes to bedrooms. Available NOW!! Easy access for multiple local shopping facilities, and places of worship. Please call now to view on 020 8381 2908

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## Accommodation

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### Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:73

### Tenure

We are informed that the tenure is

### Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us*

*from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*