

A4 -Hale Court Hale Lane Edgware HA8 9RG



- 2 Bedrooms -Second Floor
- Bathroom with Electric Under Floor Heating
- Open Plan Reception with Kitchen
- Unrestricted Parking in Adjacent Streets
- Fitted Carpets to Bedrooms
- Communal Gardens
- Brand New
- Photos are a representation taken from adjacent block

£420,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
Tel 020 8381 2908 www.melvinjacobs.com

**MELVIN
JACOBS** 
020 8381 2908



**MELVIN
JACOBS**



These particulars are prepared with all due care attention for 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

Entrance Hall

Viewing

Open Plan Reception Room/Kitchen (15' 07" x 14' 03") or (4.75m x 4.34m)

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Bedroom 1 (12' 04" x 9' 11") or (3.76m x 3.02m)

Bedroom 2 (11' 11" x 8' 07") or (3.63m x 2.62m)

Bathroom

Communal Gardens

Tenure

We are informed that the tenure is Leasehold

Melvin Jacobs Estate Agents

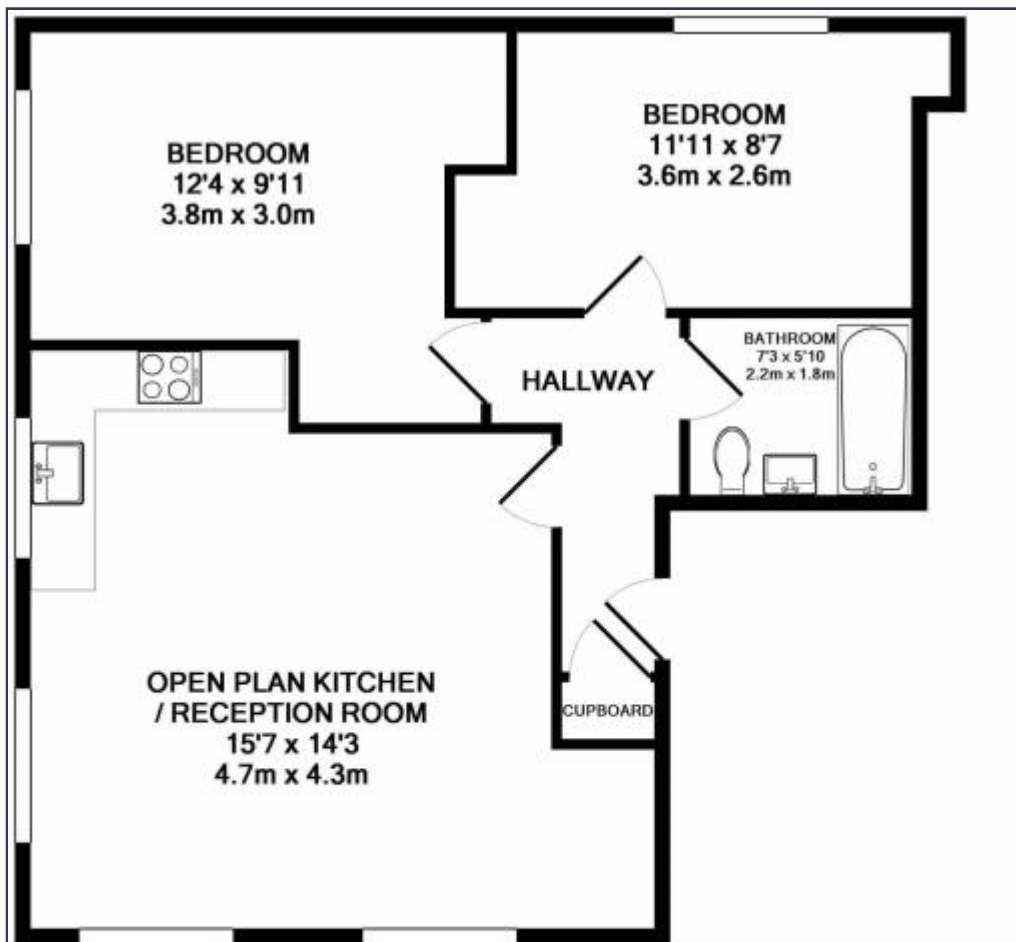
45 - 47 Manor Park Crescent,
Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





TOTAL APPROX. FLOOR AREA 670 SQ.FT. (62.2 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2018