

Eaton Court Edgware Way Edgware HA8 8JZ



- 2 Bedrooms
- Lounge
- Bedroom 2/Dining Room
- Kitchen
- Ensuite Bathroom
- Guest WC/Shower Room
- Lift in Block
- Warden
- Balcony
- Communal Areas
- Overlooking Edgwarebury Park

Offers In Excess Of  
**£350,000**  
Subject To Contract



**MELVIN JACOBS ESTATE AGENTS**  
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
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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.

## Communal Entrance

## Lift and Stairs to First Floor

## Entrance Hall

## Lounge (16' 06" x 12' 09") or (5.03m x 3.89m)

Access to Balcony

## Bedroom 2/Dining Room (9' 07" x 7' 02") or (2.92m x 2.18m)

## Kitchen (11' 11" x 6' 09") or (3.63m x 2.06m)

## Bedroom 1 (16' 08" x 11' 10") or (5.08m x 3.61m)

## En-Suite Bathroom

## Guest Shower Room

## Balcony (9' 11" x 4' 09" ) or (3.02m x 1.45m)

## Communal Lounge

## Communal Hairdressers Salon

## Communal Gardens

## Visitors Overnight Guest Room

## TERMS

Lease - 125 years from 25 December 1992

Service Charge - 1st July 22- 30th Sept 22 - £750.00

Reserve Fund - 1st July 22-30th Sept 22 - £106.14

Ground Rent - 1st April 22 - 31st March 2023 - £50.00

## Tenure

We are informed that the tenure is Leasehold

Council tax band: E

## Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

## Melvin Jacobs Estate Agents

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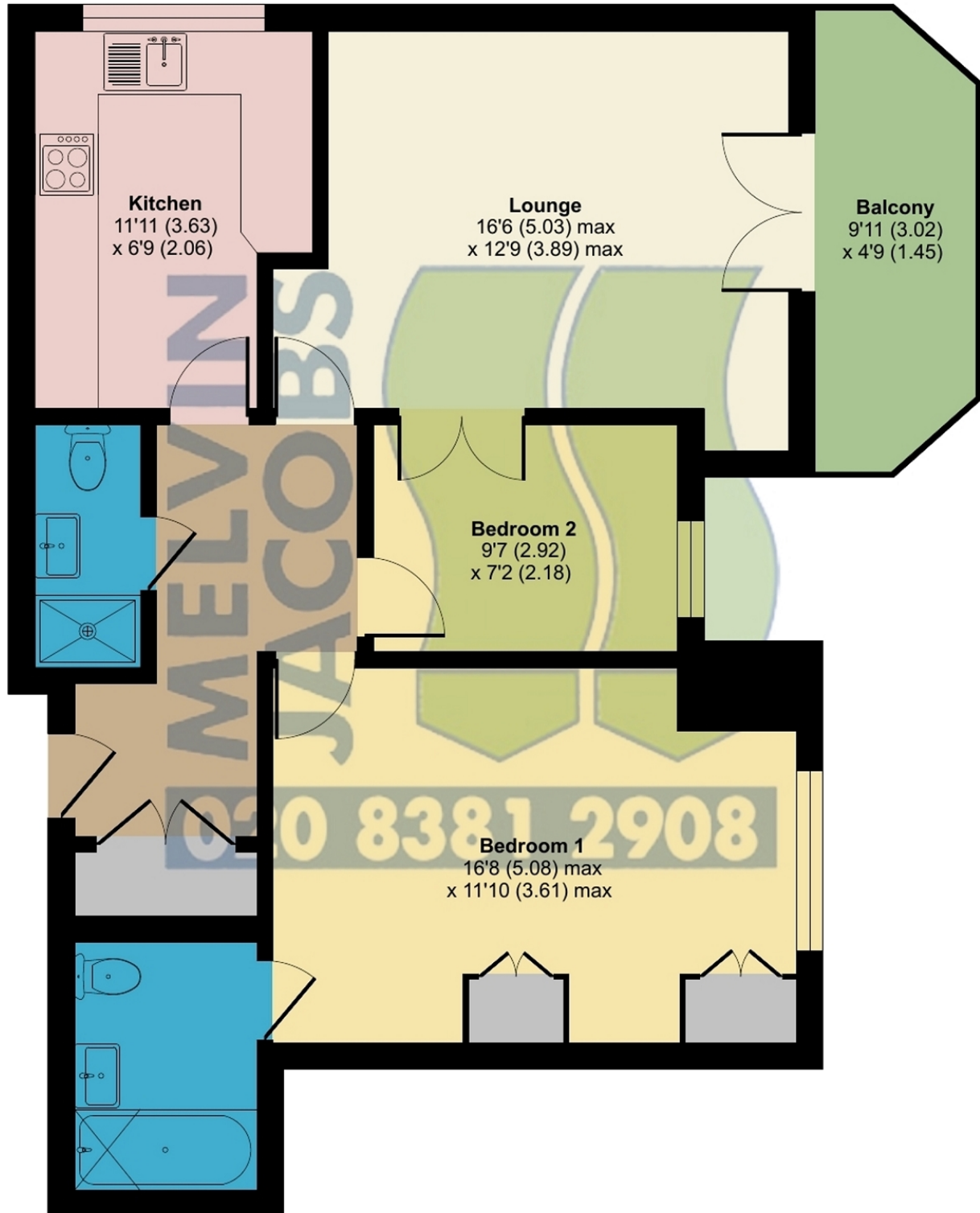
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

# Edgware Way, Edgware, HA8 8JZ

Approximate Area = 749 sq ft / 69.5 sq m

For identification only - Not to scale



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Melvin Jacobs Estate Agents. REF: 890085