

ESTATE AGENTS

Residential Sales & Lettings

45/47 Manor Park Crescent, Edgware, Middlesex, Ha8 7LY
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www.melvinjacobs.com



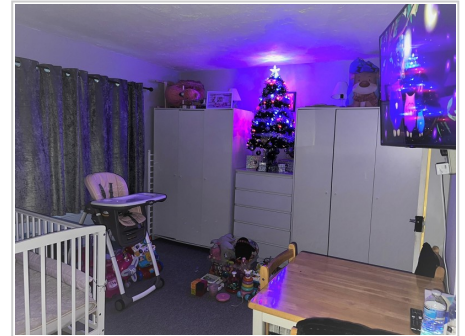
Bradman Row Pavilion Way Edgware HA8 9YS

£925.00 Per calendar month

- Studio Available To Let From 20th January 2023
- Separate Kitchen
- Separate Shower Room
- Access To All Local Amenities
- Reserved Parking Space
- First Floor
- Lockable Storage Cupboard
- Part Furnished

Ref: PRA10736

Viewing Instructions: Strictly By Appointment Only



General Description

First floor purpose built studio apartment with separate kitchen and bathroom in this development within easy access to all local amenities including Northern Line Tube Station. Available from 20th January 2023. Please call Melvin Jacobs on 020 8381 2908 to arrange a viewing.

Accommodation

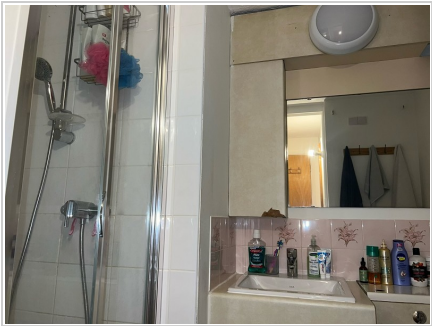
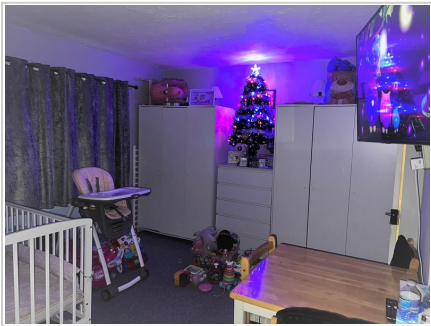
Services

Mains electricity mains water mains drainage

EPC Rating:79

Council Tax

Band B



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.

