

Manor Park Crescent, Edgware, HA8 7NN



- 1 Bedroom
- Open Plan Reception Room/ Kitchen
- Shower Room
- Gas Central Heating
- Double Glazing
- Own Patio Area

**£279,950**

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





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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

Open Plan Reception Room/Kitchen (19' 01" x 13' 01")  
or (5.82m x 3.99m)

Bedroom (13' 0" x 7' 0" ) or (3.96m x 2.13m)

Shower Room

EXTERIOR

Own Patio Area

Tenure

We are informed that the tenure is Leasehold

New long lease will be provided on completion

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents  
45 - 47 Manor Park Crescent,  
Edgware,  
Middlesex,  
HA8 7LY

e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

| Energy Efficiency Rating                          |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs       |         |           |
| (92+) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   | 79      | 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.