

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

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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

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.