

Luther Close Edgware HA8 8YY



- 2 Bedrooms
- Reception Room
- Kitchen
- Bathroom
- Garden
- Garage
- Ideal Investment Or First Time Buy
- Currently Let on an AST at £1,400.00 per calendar month

£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

Two storage cupboards, one double and one single.

Reception Room (15' 03" x 9' 09") or (4.65m x 2.97m)

Picture window overlooking front aspect. Wood stripped flooring

Kitchen/Breakfast Room (10' 0" x 7' 0") or (3.05m x 2.13m)

Fitted with a range of wall and floor units with complimentary Formica work surfaces inset with a single stainless steel sink and drainer unit. Space for fridge / freezer. Free standing Breakfast bar. Electric single oven. Gas hob extractor over. Plumbed for washing machine. Part tiled walls and floor. Built in storage cupboard.

Bedroom 1 (13' 03" x 9' 09") or (4.04m x 2.97m)

Picture window overlooking rear aspect. Fitted wardrobe. Wood stripped floor.

Bedroom 2 (11' 03" x 6' 06") or (3.43m x 1.98m)

Built in cupboard. Wood stripped floor

EXTERIOR

GARDEN

Laid to lawn. Rear section of rear garden

Garage

TERMS

Tenure 189 years from 24th June 1971

The lease was made under the provisions of section 56, or 93 (4) of the Leasehold Reform, Housing and Urban Development Act 1993

Tenure

We are informed that the tenure is Leasehold


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	71	77
(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.

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