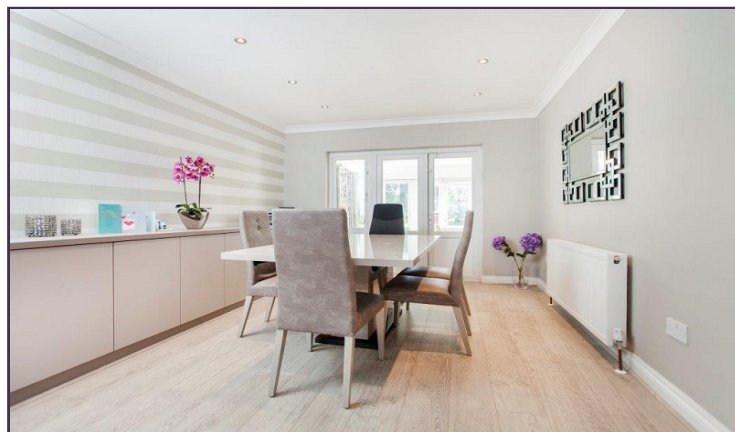


Penshurst Gardens, Edgware, Greater London. HA8 9TU



- 5 Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Family Bathroom
- Guest Cloakroom/Shower Room
- Shower Room
- Double Glazing
- Gas Central Heating
- Garden
- Sole Agents

Offers In Excess Of
£800,000
Subject To Contract



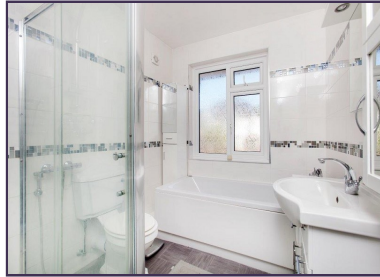
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
Tel 020 8381 2908 www.melvinjacobs.com

**MELVIN
JACOBS**
020 8381 2908



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JACOBS**



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

Guest Cloakroom/Shower Room

Living Area (14' 01" x 12' 10") or (4.29m x 3.91m)

Dining Area (13' 05" x 11' 03") or (4.09m x 3.43m)

Kitchen/Breakfast Room/Family Room (18' 08" x 14' 08") or (5.69m x 4.47m)

First Floor

Bedroom (14' 06" x 12' 03") or (4.42m x 3.73m)

Bedroom (13' 05" x 11' 06") or (4.09m x 3.51m)

Bedroom (9' 11" x 7' 08") or (3.02m x 2.34m)

Family Bathroom

Second Floor

Bedroom (12' 02" x 10' 04") or (3.71m x 3.15m)

En Suite

Bedroom (19' 05" x 10' 05") or (5.92m x 3.18m)

EXTERIOR

GARDEN

Driveway

Tenure

We are informed that the tenure is Freehold

Viewing

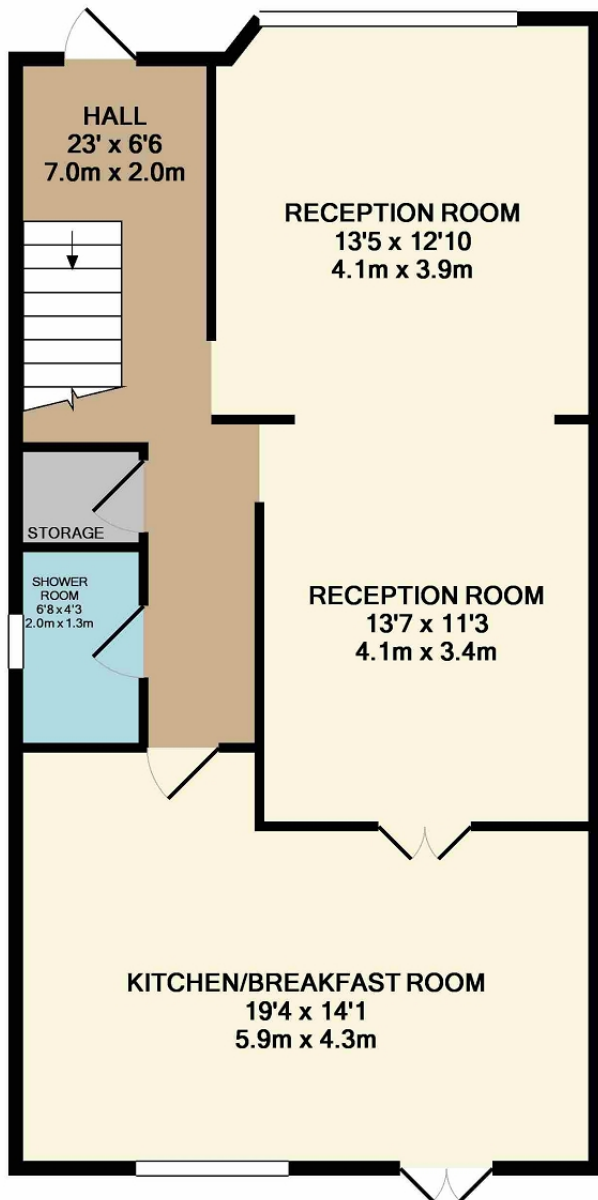
Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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

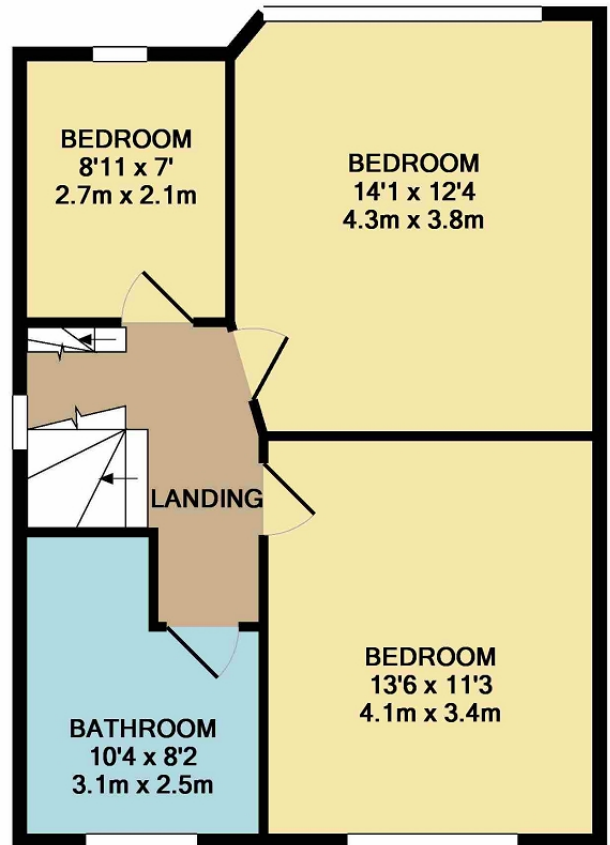
e: info@melvinjacobs.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

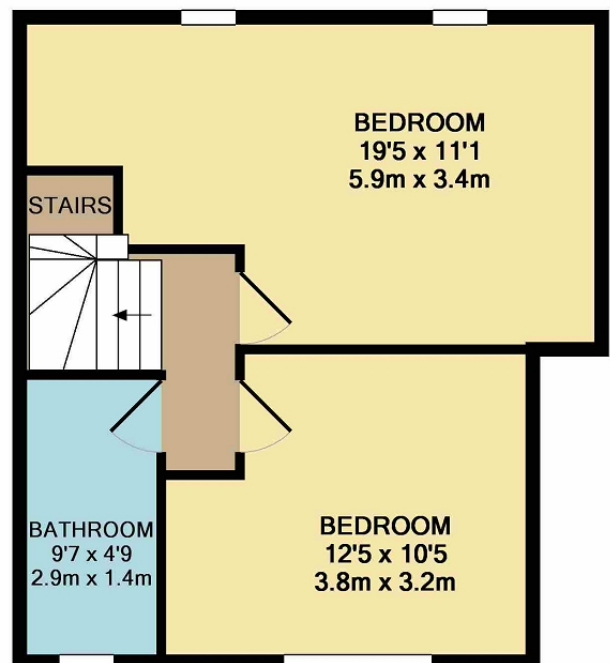
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



GROUND FLOOR
APPROX. FLOOR
AREA 733 SQ.FT.
(68.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 525 SQ.FT.
(48.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 394 SQ.FT.
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1651 SQ.FT. (153.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given