

Blackwell Gardens Edgware HA8 8QA



- 7 Bedrooms
- 3 Bathrooms (one ensuite)
- Air Conditioning Throughout
- Cat 6 Cabled Throughout
- Underfloor Heating to Ground Floor and Bathrooms
- Sound System 4 Zone to Ground Floor
- Intercom System Throughout
- Porcelain Tiled Floor to Ground Floor and Bathrooms

Offers In Excess Of
£1,225,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
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Entrance Hall

Guest Cloakroom

Outside feature - hand wash area

Lounge/Dining Room (32' 05" x 12' 0") or (9.88m x 3.66m)

Bi folding door to Family Room

Study/Library (10' 11" x 7' 04") or (3.33m x 2.24m)

Kitchen/Diner/Family Room (27' 07" x 21' 06") or (8.41m x 6.55m)

FAMILY ROOM AREA - succah roof

KITCHEN AREA - Range of wall and base unit with Quatz work surfaces. 2 stainless steel sinks, one with instant hot water. Gaggenau double fridge and Leibherr double freezer. Neff 5 ring gas hob, 2 ring induction hob. 4 Neff ovens, 2 combi microwaves and 1 steam oven, all with shabbat settings. Designer glass splashbacks.

Utility Room

Neff 5 ring hob and oven. Stainless steel sink unit.

Landing

Cupboard housing plumbing for washing machine and tumble dryer

Bedroom 1 (15' 11" x 10' 10") or (4.85m x 3.30m)

Range of fitted wardrobes

Ensuite Shower Room

Bedroom 2 (14' 02" x 10' 08") or (4.32m x 3.25m)

Range of fitted wardrobes

Bedroom 3 (15' 09" x 9' 04") or (4.80m x 2.84m)

Bedroom 4 (13' 02" x 10' 10") or (4.01m x 3.30m)

Bedroom 5 (15' 09" x 9' 04") or (4.80m x 2.84m)

Walk in eaves cupboard with Valiant gas central heating boiler and Mega flow

Family Bathroom

Second Floor

Bedroom 6 (13' 09" x 8' 08") or (4.19m x 2.64m)

Access to eaves

Bedroom 7 (19' 05" x 10' 04") or (5.92m x 3.15m)

Access to Eaves

GARDEN

Large South Facing Balcony

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			75
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

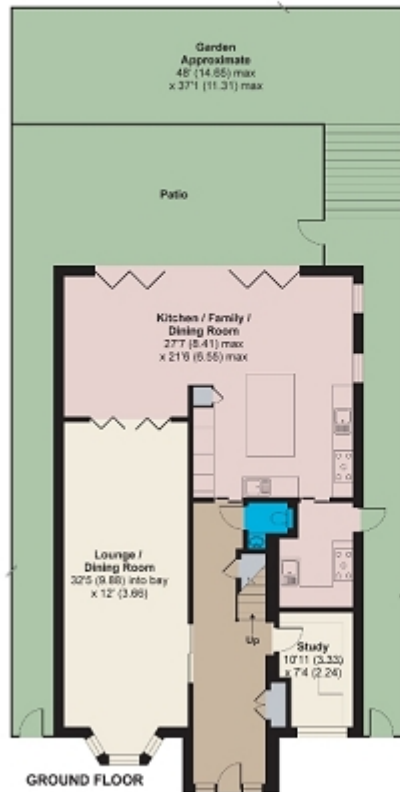
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Blackwell Gardens, Edgware, HA8

APPROX. GROSS INTERNAL FLOOR AREA 2543 SQ FT 236.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Denotes restricted head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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