

Whitchurch Lane, Edgware, HA8 6QJ



- Planning permission to convert to 2 flats
- 4 Bedrooms
- Lounge
- Kitchen
- Bathroom and Separate WC
- Approx 90 Garden
- Garage and Own Drive
- Off Street Parking

£679,950
Subject To Contract



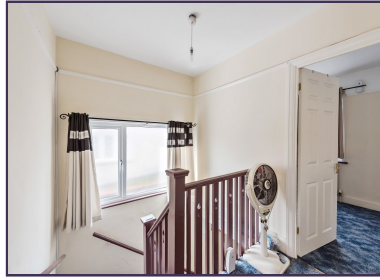
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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





**MELVIN
JACOBS**



These particulars are prepared with all due care attention for convenience of intending purchasers but their accuracy is not garenteed 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

Inner Porch

Entrance Hall

Guest Cloakroom

Lounge (30' 0" x 14' 06") or (9.14m x 4.42m)

Kitchen (10' 11" x 9' 10") or (3.33m x 3.00m)

First Floor

Landing

Bedroom 1 (14' 05" x 12' 03") or (4.39m x 3.73m)

Bedroom 2 (12' 01" x 8' 10") or (3.68m x 2.69m)

Bedroom 3 (8' 10" x 7' 11") or (2.69m x 2.41m)

Bedroom 4 (8' 11" x 7' 08") or (2.72m x 2.34m)

Bathroom

Separate WC

Second Floor

Rear Garden

Garage

Off Street Parking

Driveway

Loft Room (15' 10" x 10' 05") or (4.83m x 3.18m)

Eaves Storage

Additional Information

PLANNING PERMISSION TO CONVERT TO TWO, THREE
BEDROOM FLATS
93 square metres (1013 square foot)
86 square metres (946 square foot)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

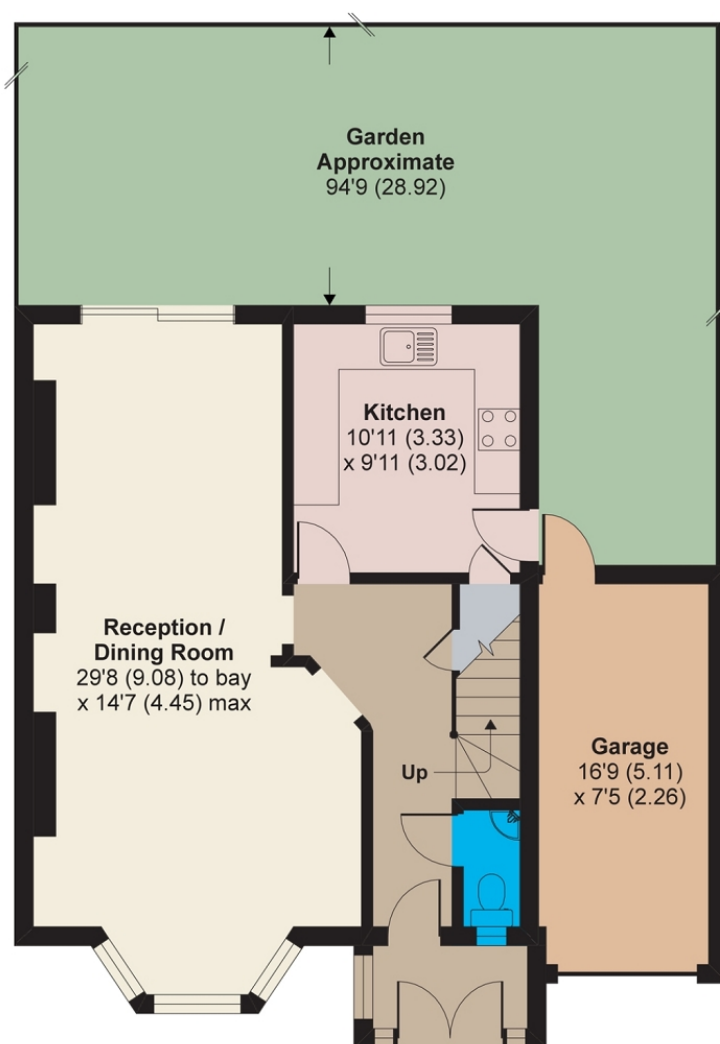
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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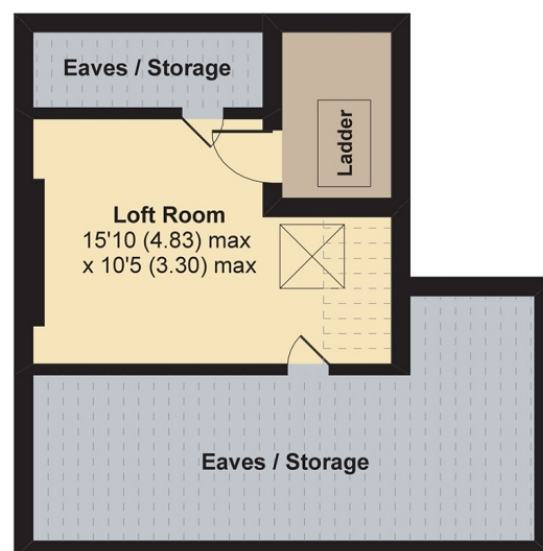
APPROX. GROSS INTERNAL FLOOR AREA 1516 SQ FT 140.8 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



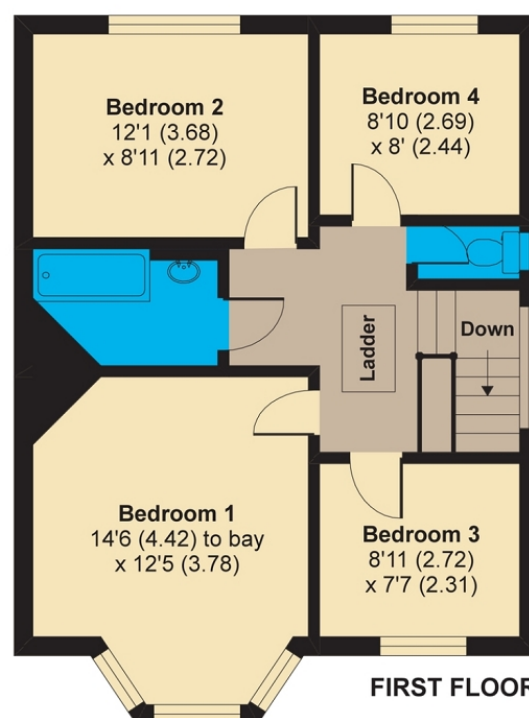
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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.