

Whitchurch Lane, Edgware, HA8 6QX



- 8 Bedrooms
- 3 Bathrooms
- 36ft Reception Room
- Study
- Kitchen
- Utility Room
- Garden with outbuilding containing Indoor Swimming Pool
- Own Drive
- PLANNING PERMISSION FOR 3 FLATS

**£999,000**  
**Subject To Contract**



**MELVIN JACOBS ESTATE AGENTS**  
Sales, Lettings & Block Management

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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

## Guest Cloakroom

Salon 1 (12' 00" x 7' 04") or (3.66m x 2.24m)

Salon 2 (11' 06" x 6' 10" ) or (3.51m x 2.08m)

Reception Room (36' 06" x 21' 07" ) or (11.13m x 6.58m)

Kitchen (15' 06" x 11' 05" ) or (4.72m x 3.48m)

Utility Room (12' 07" x 7' 02") or (3.84m x 2.18m)

Conservatory (21' 09" x 6' 06") or (6.63m x 1.98m)

## First Floor

Bedroom 1 (14' 08" x 12' 11" ) or (4.47m x 3.94m)

## Ensuite Bathroom

Bedroom 2 (15' 01" x 12' 0" ) or (4.60m x 3.66m)

Bedroom 3 (10' 08" x 8' 04") or (3.25m x 2.54m)

Bedroom 4 (9' 02" x 8' 07") or (2.79m x 2.62m)

Bedroom 5 (11' 09" x 11' 01" ) or (3.58m x 3.38m)

Bedroom 6 (11' 09" x 11' 02" ) or (3.58m x 3.40m)

## Shower Room

## Separate WC

## Second Floor

Bedroom 7 (12' 06" x 11' 07") or (3.81m x 3.53m)

Bedroom 8 (11' 03" x 10' 01") or (3.43m x 3.07m)

## Shower Room

Kitchen (10' 10" x 6' 02" ) or (3.30m x 1.88m)

## GARDEN

## Outbuilding

Pool House (21' 06" x 14' 10" ) or (6.55m x 4.52m)

Swimming Pool

## Driveway

## Additional Information

The property offers spacious accommodation over three floors and has the potential to create a large self-contained flat (STP) which is currently utilised as a beauty salon which would also suit a variety of different uses (STP) In addition, this house has planning to convert into three flats. 1 x 3 bedrooms at 1286 square feet and 1 x 2 bedroom at 814 square feet and 1 x 2 bedroom at 704 square feet.

## 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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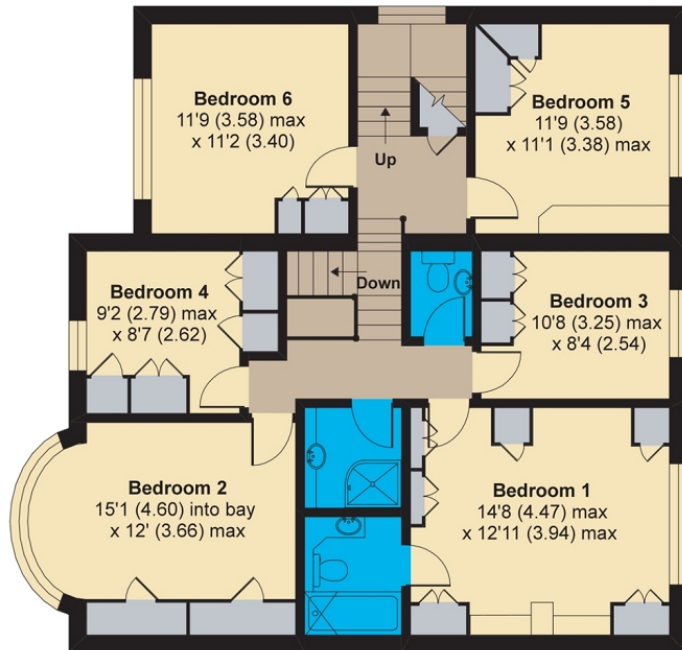
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales 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.

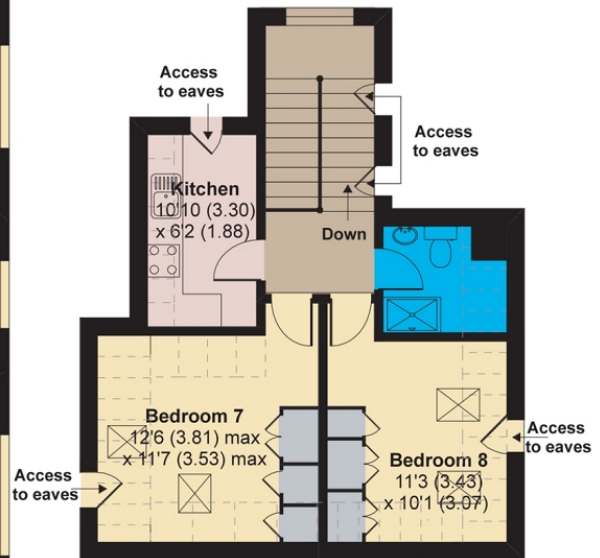
# Whitchurch Lane, Edgware, HA8 6QX

APPROX. GROSS INTERNAL FLOOR AREA 2957 SQ FT 274.7 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING)

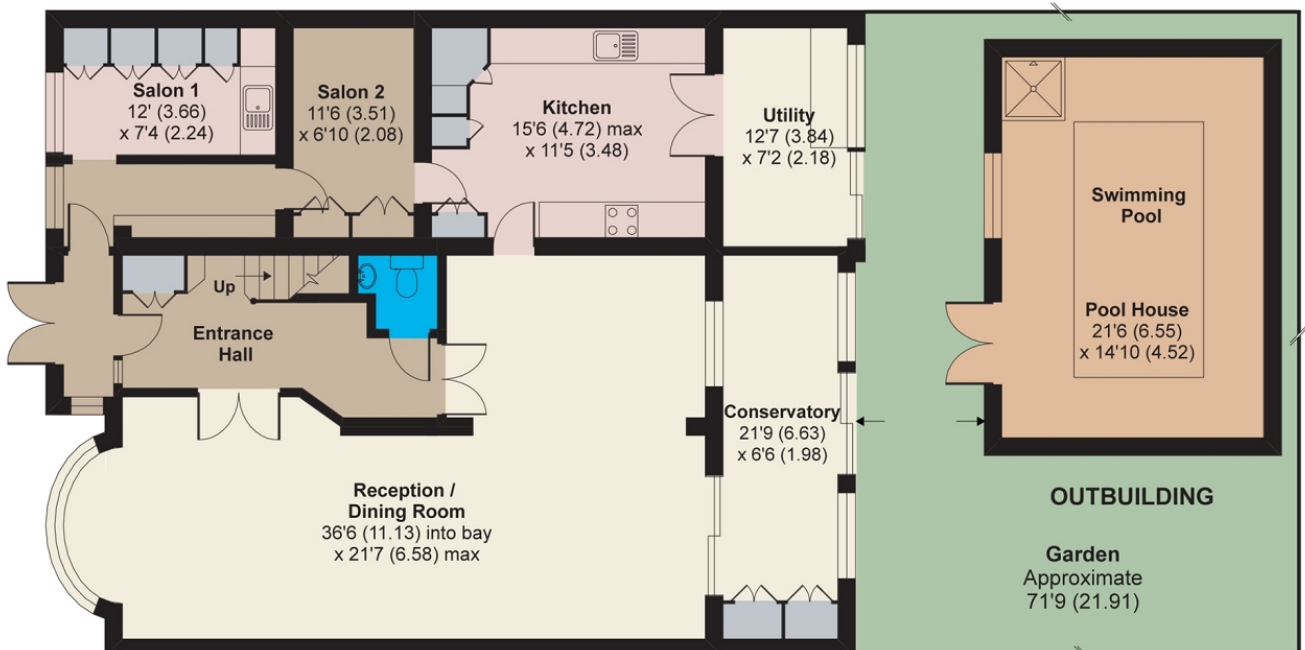
Denotes restricted head height



FIRST FLOOR



SECOND FLOOR



GROUND 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.