

Orchard Court Stonegrove Edgware HA8 7SX



- Larger Than Average 1 Bedroom Garden Level Flat
- Own Private Entrance To Flat
- Parking
- Fitted Kitchen
- Modern Fitted Bathroom
- Immaculate Throughout
- Viewing Highly Recommended
- Call To View 020 8381 2908

**£285,000**  
**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](http://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

Hallway (13' 0" x 9' 11") or (3.96m x 3.02m)

Kitchen (10' 11" x 8' 06" ) or (3.33m x 2.59m)

Reception Room (18' 06" x 10' 11" ) or (5.64m x 3.33m)

Bedroom (12' 0" x 11' 09" ) or (3.66m x 3.58m)

Bathroom (11' 11" x 5' 10" ) or (3.63m x 1.78m)

**EXTERIOR**

**Communal Gardens**

**Parking**

**Tenure**

We are informed that the tenure is Leasehold


**Viewing**

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

**Melvin Jacobs Estate Agents**

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Middlesex,  
HA8 7LY

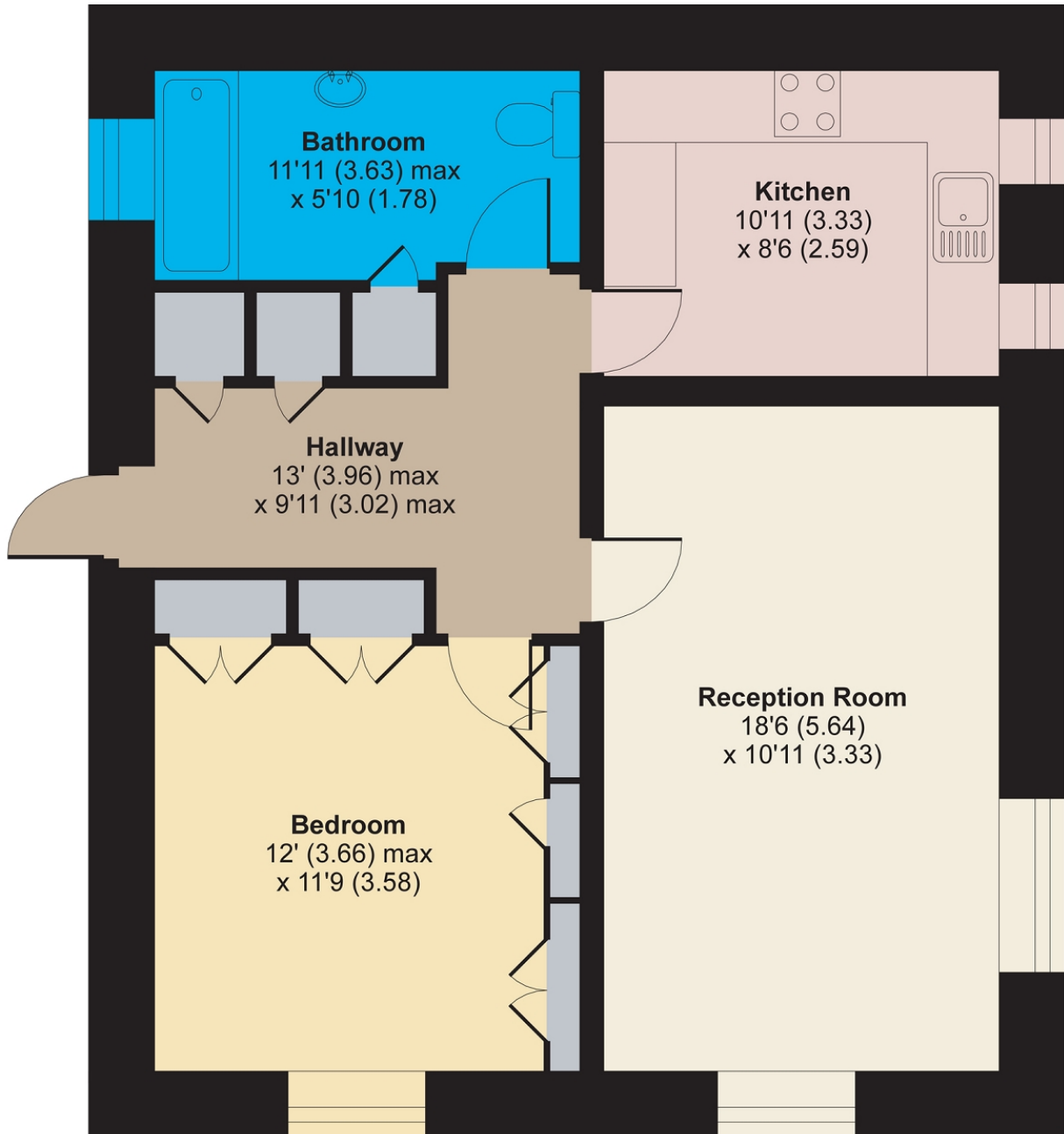
e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
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.

# Orchard Court, Stonegrove, Edgware, HA8 7SX

APPROX. GROSS INTERNAL FLOOR AREA 654 SQ FT 60.7 SQ METRES



## 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.