

Ashford Court, Cranmer Road, Edgware, HA8 8UD



- 3 Bedrooms
- Shower Room
- Separate WC
- Kitchen
- Through Reception Room
- Balcony
- First Floor
- Within The Eruv

**£450,000**  
**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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Communal Entrance

Viewing

STAIRS TO FIRST FLOOR

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Entrance Hall

Through Reception Room (21' 0" x 14' 08") or (6.40m x 4.47m)

Access to full width BALCONY

Kitchen/Breakfast Room (10' 10" x 9' 09") or (3.30m x 2.97m)

Bedroom 1 (14' 03" x 11' 09" ) or (4.34m x 3.58m)

Bedroom 2 (11' 0" x 10' 0" ) or (3.35m x 3.05m)

Bedroom 3 (10' 10" x 8' 0" ) or (3.30m x 2.44m)

Shower Room

Separate WC

Balcony

TERMS

Lease -999 years from 25th March 1989

Service Charge - £690.00 per half year plus £220.00 Sinking Fund for the year ending 31.12.19

Ground Rent - Peppercorn

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Council tax band: D

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Edgware,  
Middlesex,  
HA8 7LY

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

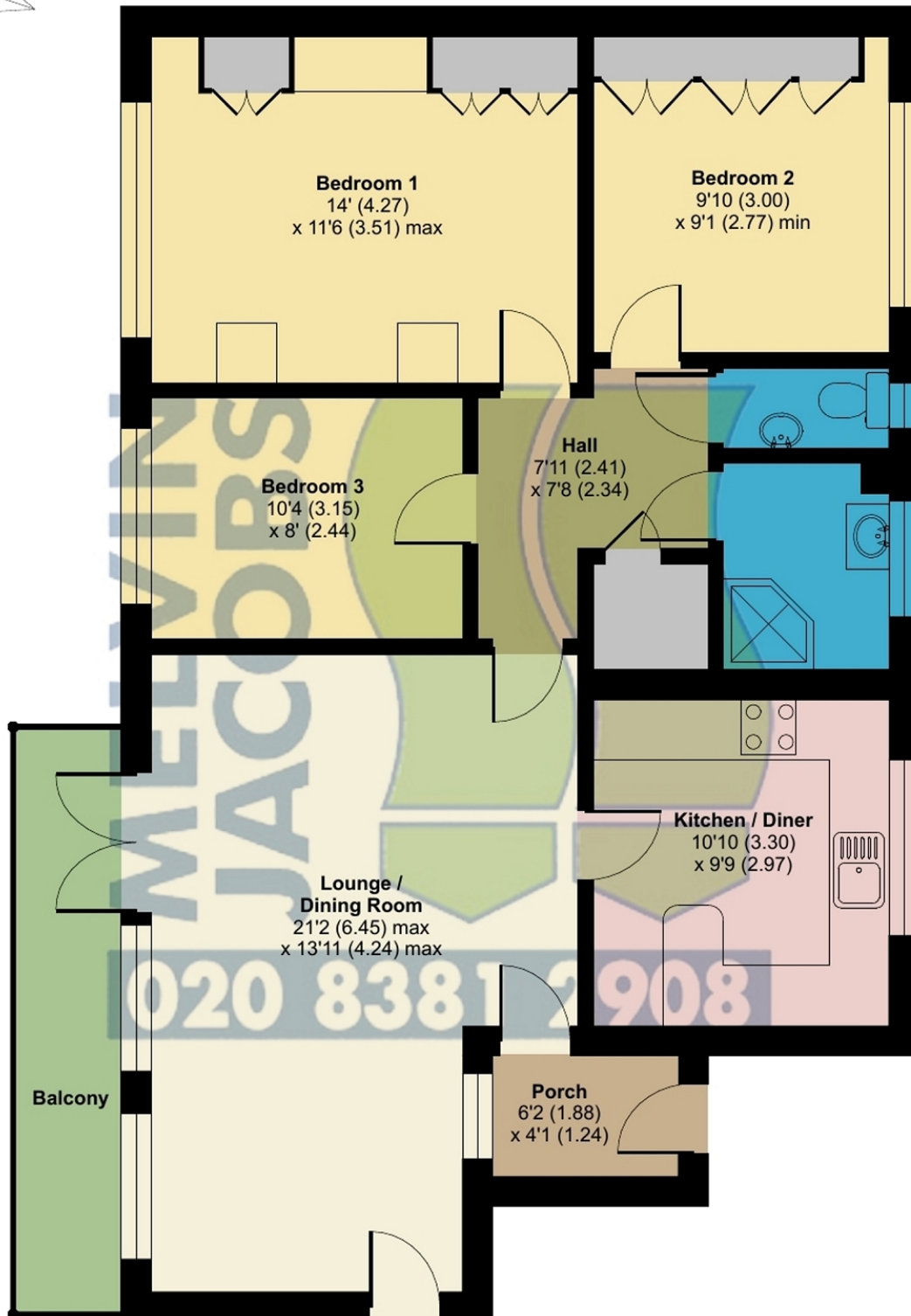
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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.

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Approximate Area = 931 sq ft / 86.4 sq m

For identification only - Not to scale



FIRST FLOOR