

Coniston Court Stonegrove Edgware HA8 7TL



- 3 Bedrooms
- Lounge/Dining Room
- Kitchen
- Ensuite Bathroom
- Shower Room
- Balcony
- Garage in Block
- Ground Floor

**£469,950**  
**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](http://www.melvinjacobs.com)

**MELVIN  
JACOBS**   
020 8381 2908



**MELVIN  
JACOBS**



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

Lounge/Dining Room (19' 0" x 16' 0" ) or (5.79m x 4.88m)

Door to BALCONY

Kitchen (10' 06" x 7' 09") or (3.20m x 2.36m)

Set up for a Kosher Kitchen if required

Bedroom 1 (15' 06" x 10' 0" ) or (4.72m x 3.05m)

Ensuite Bathroom

Bedroom 2 (12' 06" x 9' 06" ) or (3.81m x 2.90m)

Bedroom 3 (9' 0" x 8' 0" ) or (2.74m x 2.44m)

Shower Room/Utility Room

Communal Gardens

Garage in Block

## TERMS

Lease - 999 years from 1st January 2005

Service Charge including Reserve Fund - Quarterly - £754.46 (2019)

## Tenure

We are informed that the tenure is Share of Freehold


## Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

## Melvin Jacobs Estate Agents

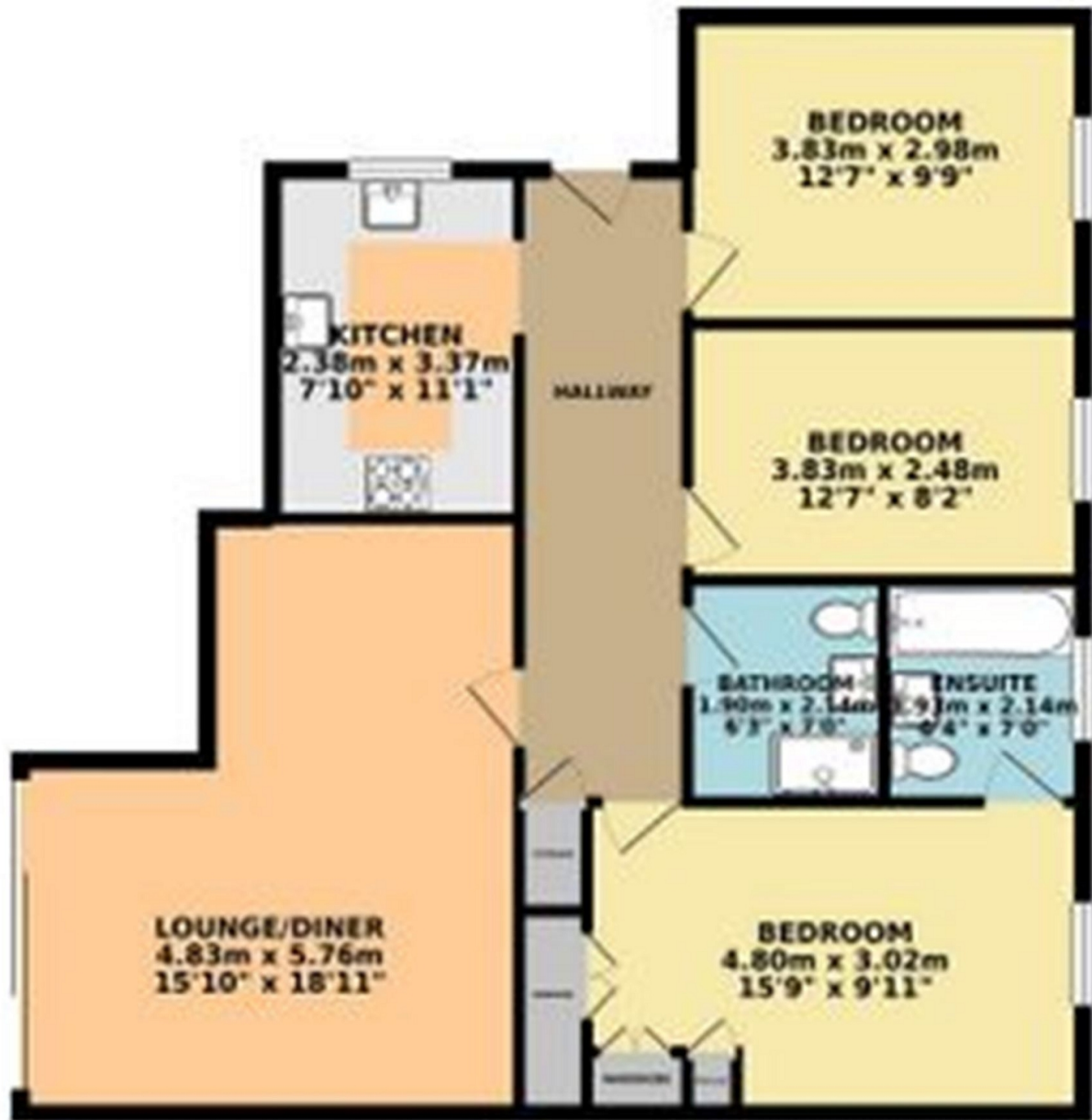
45 - 47 Manor Park Crescent,  
Edgware,  
Middlesex,  
HA8 7LY

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	68	
(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.

GROUND FLOOR 87.13 sq. m.  
( 937.90 sq. ft. )



TOTAL FLOOR AREA: 87.13 sq. m. ( 937.90 sq. ft. ) approx.

When you enter the site, you will be asked to accept the terms and conditions of the website. These terms and conditions apply to all users of the website. You will need to agree to these terms and conditions before you can use the website. The website is provided on an "as is" basis and we do not warrant the accuracy of the information on the website. We are not responsible for any loss or damage caused by the use of the website. Please contact us if you have any queries.