

Marlborough Avenue, Edgware, HA8 8UT



- 4 Bedrooms
- 2 Bathrooms (1 ensuite)
- Lounge/Dining Room
- Conservatory
- Kitchen
- Guest Cloakroom
- Garden
- Own Driveway

**£685,000**  
Subject To Contract



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

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
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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**

**Lounge (14' 10" x 10' 11" ) or (4.52m x 3.33m)**

**Dining Room (12' 07" x 10' 0" ) or (3.84m x 3.05m)**

**Kitchen (13' 07" x 9' 09" ) or (4.14m x 2.97m)**

**Conservatory (10' 05" x 8' 08" ) or (3.18m x 2.64m)**

**First Floor**

**Bedroom 2 (14' 11" x 9' 07" ) or (4.55m x 2.92m)**

**Bedroom 3 (11' 11" x 9' 07" ) or (3.63m x 2.92m)**

**Bedroom 4 (8' 04" x 6' 11" ) or (2.54m x 2.11m)**

**Family Bathroom**

**Second Floor**

**Master Bedroom (18' 11" x 11' 05" ) or (5.77m x 3.48m)**

**Ensuite Shower Room**

**GARDEN**

**Garage**

**Driveway**

**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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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.

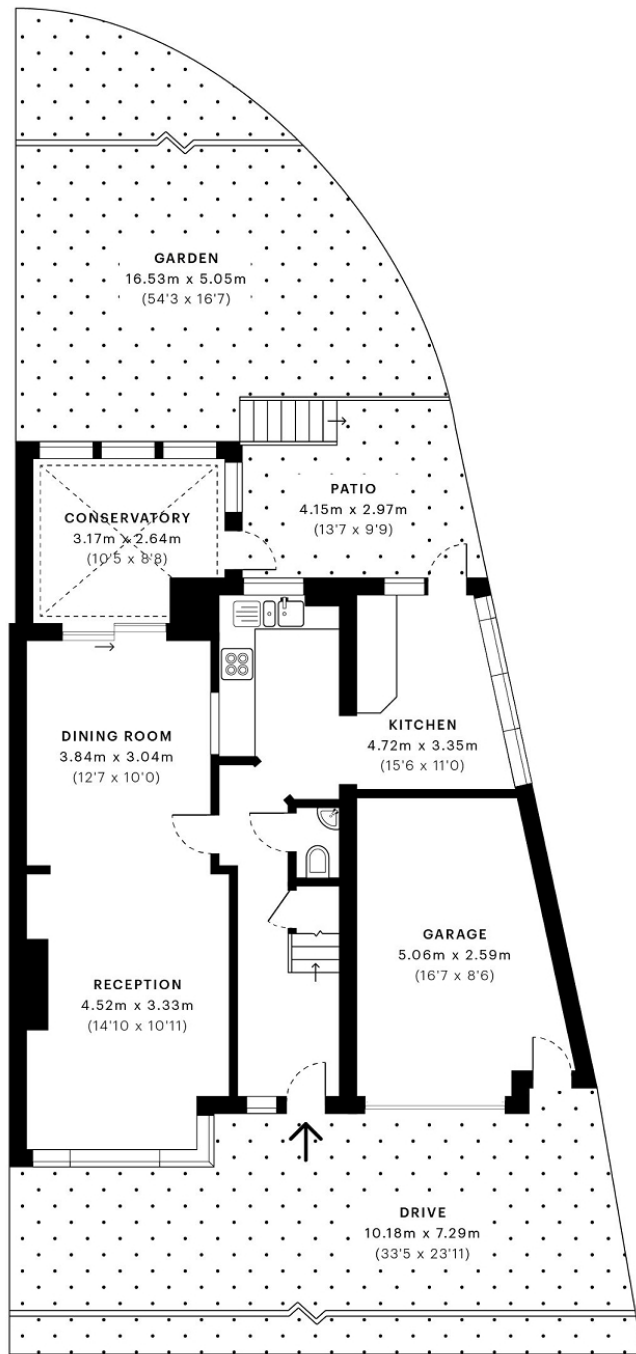


# Marlborough Avenue, HA8

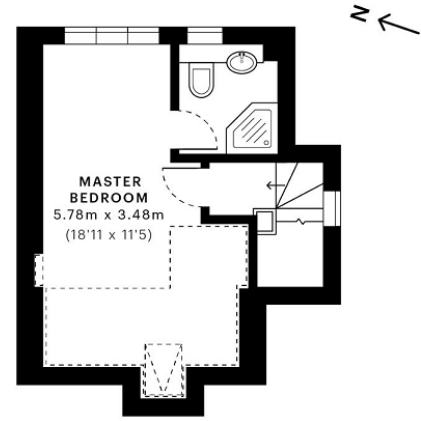
CAPTURE DATE  
03/12/2019

LASER SCAN POINTS  
50,567,435

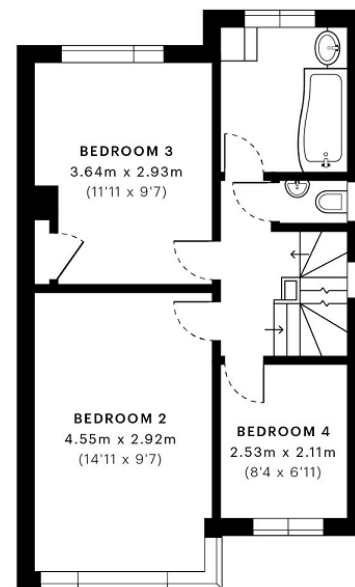
GROSS INTERNAL AREA  
139.9 Sqm / 1505.6 Sqft



— Ground Floor



— Second Floor



— First Floor

 **GROSS INTERNAL AREA (GIA)**  
The footprint of the property.  
**139.9 Sqm / 1505.6 Sqft**

 **NET INTERNAL AREA (NIA)**  
Excludes walls and external features.  
Includes washrooms, restricted head  
**125.8 Sqm / 1354.1 Sqft**

 **EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
**6.0 Sqm / 65.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL  
137.0 Sqm / 1474.3 Sqft

IPMS 3C RESIDENTIAL  
127.3 Sqm / 1370.1 Sqft

SPEC ID  
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