



- 3 Bedroom & 1 Bathroom
- 5 Reception Areas
- Beautifully Presented Throughout
- Off Street Parking
- 24 ft Kitchen/Breakfast Room
- Guest Cloakroom
- Within The Eruv
- Viewing Is Essential
- Call Today On 020 8381 2908

**£729,950**  
Subject To Contract







**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

Hallway

Guest Cloakroom

Living/Dining Room (24' 08" x 11' 02" ) or (7.52m x 3.40m)

Kitchen/Breakfast Room (24' 03" x 11' 02" ) or (7.39m x 3.40m)

Reception 2 (17' 08" x 7' 05" ) or (5.38m x 2.26m)

Family Room (14' 04" x 8' 01" ) or (4.37m x 2.46m)

First Floor

Landing

Bedroom 1 (15' 0" x 10' 09" ) or (4.57m x 3.28m)

Bathroom 2 (12' 01" x 10' 09" ) or (3.68m x 3.28m)

Bedroom 3 (8' 05" x 6' 0" ) or (2.57m x 1.83m)

Family Bathroom

EXTERIOR

GARDEN

Driveway

Tenure

We are informed that the tenure is Freehold

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(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.

# Francklyn Gardens, Edgware, HA8 8SA

APPROX. GROSS INTERNAL FLOOR AREA 1367 SQ FT 126.9 SQ METRES



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.

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