

Compass Close, Edgware, HA8 8HU



- 2 Double Bedrooms
- Family Bathroom
- Ensuite Bathroom
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Roof Terrace
- Lift & Double Glazing
- Communal Gardens
- Secure Underground Parking
- Rarely Available

**£575,000**  
**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

## Lift and Stairs to 2nd Floor

Although this is called second floor, this is calculated from the basement/car park. When entering from the communal entrance door it is one flight of stairs up to the property.

## Hallway

Lounge/Dining Room (18' 05" x 16' 04") or (5.61m x 4.98m)

Access to ROOF TERRACE

Kitchen/Breakfast Room (14' 10" x 9' 06" ) or (4.52m x 2.90m)

Bedroom 1 (17' 03" x 10' 0" ) or (5.26m x 3.05m)

Walk in wardrobe (8' 0" x 6' 07" ) or (2.44m x 2.01m)

## Ensuite Bathroom

Bedroom 2 (13' 0" x 9' 0" ) or (3.96m x 2.74m)

## Bathroom

## Roof Terrace

## Communal Gardens

Underground Garage (15' 09" x 7' 03" ) or (4.80m x 2.21m)

## TERMS

Lease - 125 years from 1st January 2004

We are informed that the tenure is Leasehold

## Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

## Melvin Jacobs Estate Agents

45 - 47 Manor Park Crescent,  
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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>	81	81
(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.

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Approximate Area = 1126 sq ft / 104.6 sq m (excludes garage / car park)

For identification only - Not to scale

