

Warwick Avenue, Edgware, Greater London. HA8 8UJ



- 3 Bedrooms
- Bathroom
- Lounge/Dining Room
- Kitchen/Breakfast Room/  
Family Room
- Study/4th Bedroom
- Guest Cloakroom
- Garden
- Off Street Parking
- Within the Eruv

**£650,000**  
**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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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 (14' 02" x 11' 11" ) or (4.32m x 3.63m)

Dining Room (15' 0" x 10' 11" ) or (4.57m x 3.33m)

Kitchen/Breakfast Room/Family Room (24' 0" x 15' 03" ) or (7.32m x 4.65m)

## Utility Room

## Guest Cloakroom

Study/Bedroom 4 (8' 05" x 6' 11") or (2.57m x 2.11m)

## First Floor

## Landing

Bedroom 1 (15' 0" x 12' 02" ) or (4.57m x 3.71m)

Bedroom 2 (15' 07" x 10' 07" ) or (4.75m x 3.23m)

Bedroom 3 (14' 02" x 8' 03" ) or (4.32m x 2.51m)

## Bathroom

## GARDEN

## Off Street Parking

## 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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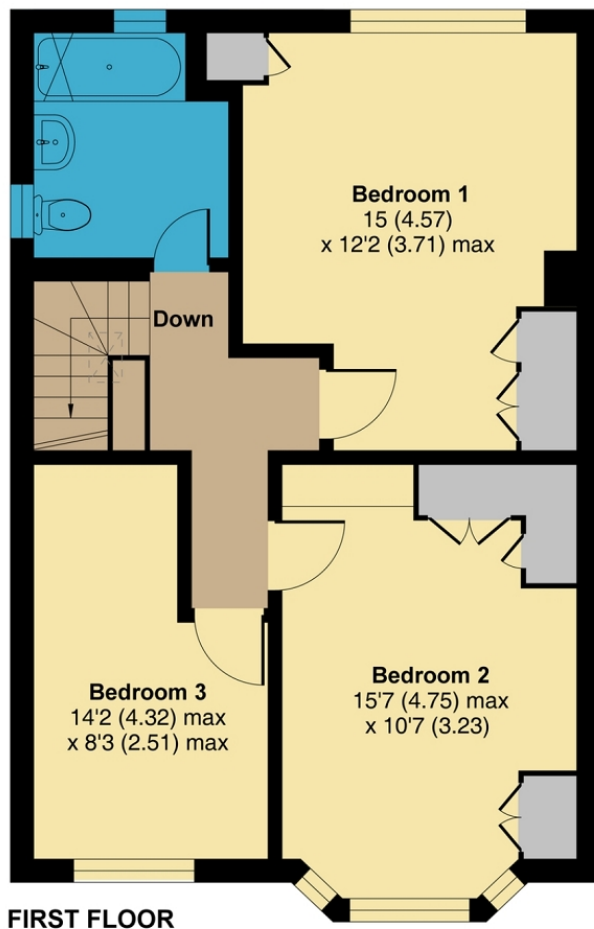
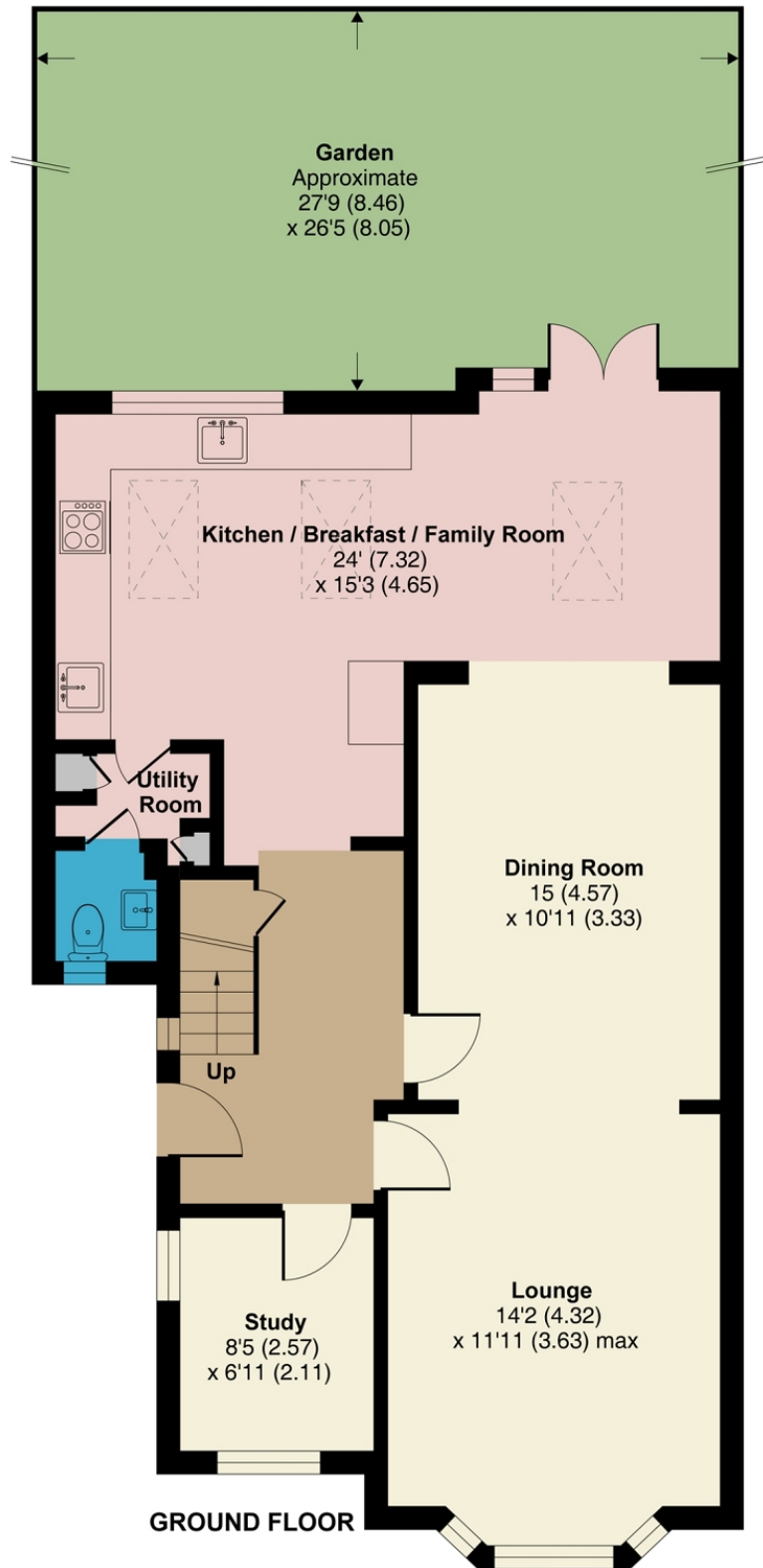
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU 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.

# 40 Warwick Avenue, Edgware, HA8 8UJ

Approximate Area = 1446 sq ft / 134 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Melvin Jacobs Estate Agents. REF: 628755