

Sussex House, Stratton Close, Edgware, HA8 6PY



- 2 Double Bedrooms
- Bathroom
- Separate WC
- Kitchen
- Lounge/Dining Room
- Communal Gardens
- Garage in Block
- Parking
- Excellent Condition
- Within The Eruv

£375,000
Subject To Contract



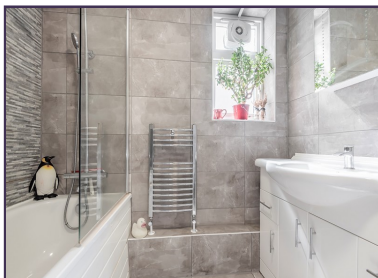
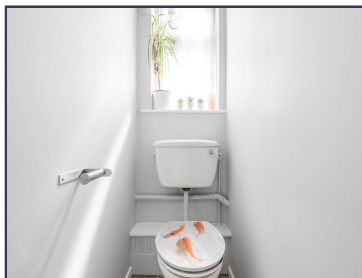
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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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

Communal Entrance

Entrance Hall

Lounge/Dining Room (17' 10" x 12' 0") or (5.44m x 3.66m)

Kitchen (15' 05" x 7' 05") or (4.70m x 2.26m)

Bedroom 1 (15' 04" x 10' 06") or (4.67m x 3.20m)

Bedroom 2 (13' 0" x 8' 11") or (3.96m x 2.72m)

Bathroom

Separate WC

Communal Gardens

Garage in Block

Parking

Tenure

We are informed that the tenure is Share of Freehold

Lease - 150 years from 3rd March 1982

Service Charge - £175.00 per calendar month

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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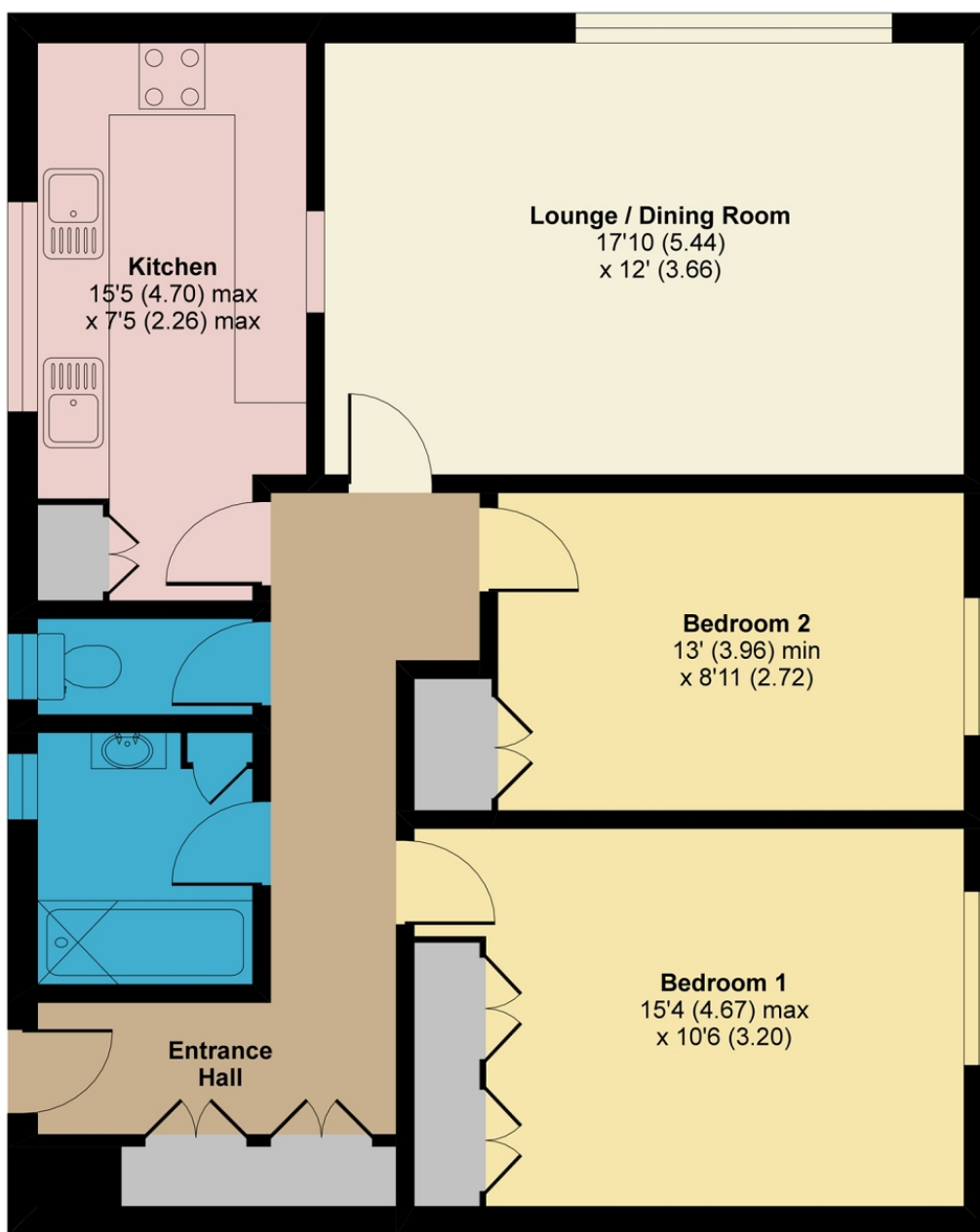
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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.

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Approximate Area = 835 sq ft / 77.6 sq m

For identification only - Not to scale



GROUND FLOOR



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: 637383