

St Lawrence Close, Edgware, HA8 6RB



- 3 Bedroom
- Bathroom
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Garden
- Side Entrance
- Garage in Block
- End of Terrace
- Conveniently Situated

**£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 Hall

Guest Cloakroom

Lounge/Dining Room (18' 10" x 19' 00" ) or (5.74m x 5.79m)

Kitchen/Breakfast Room (11' 0" x 10' 10" ) or (3.35m x 3.30m)

First Floor

Bedroom 1 (19' 0" x 10' 07" ) or (5.79m x 3.23m)

Bedroom 2 (11' 0" x 10' 10") or (3.35m x 3.30m)

Bedroom 3 (11' 0" x 8' 02" ) or (3.35m x 2.49m)

Bathroom

GARDEN (72' 11" x 29' 06" ) or (22.23m x 8.99m)

Garage in Block

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

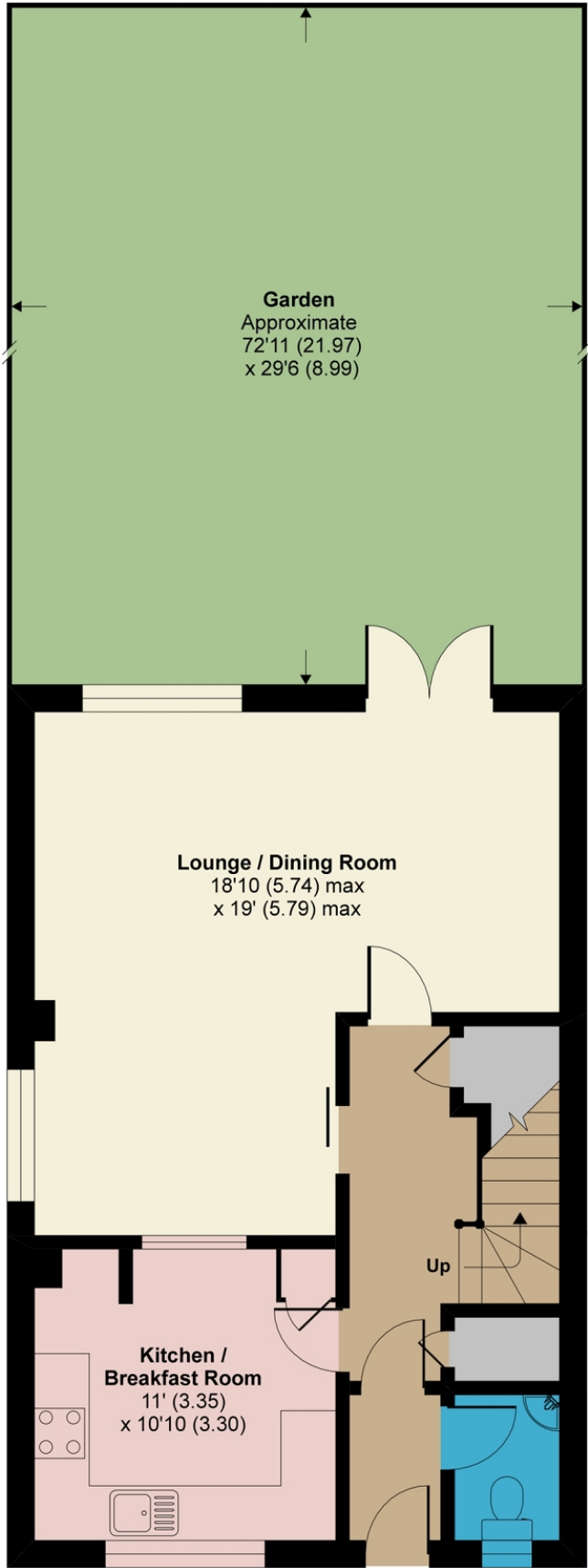
e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

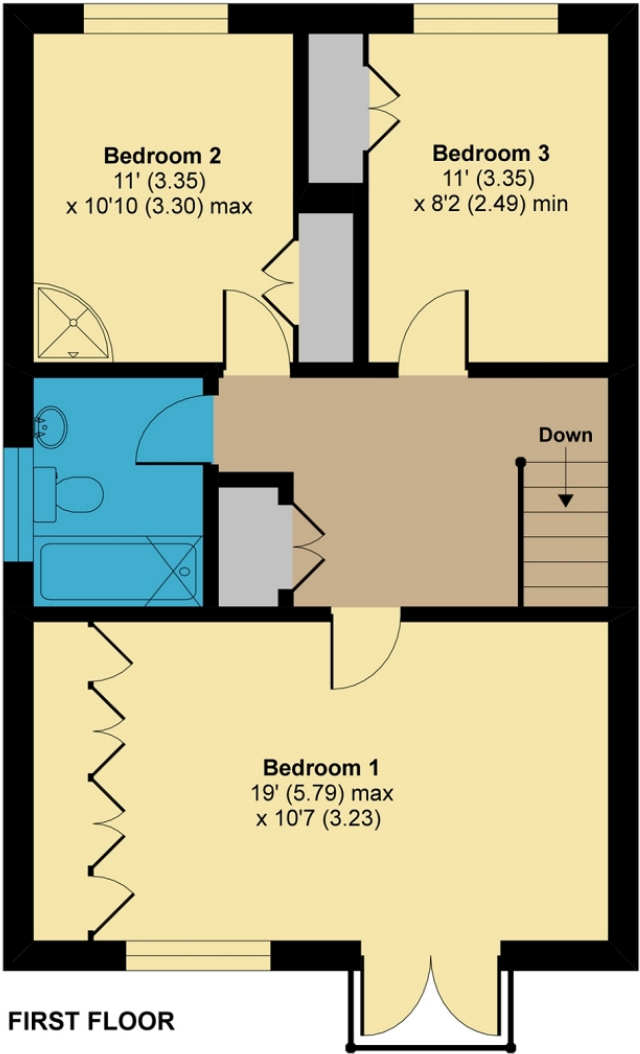
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Approximate Area = 1162 sq ft / 107.9 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST 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: 639647