

Green Lane, Edgware, HA8 7PL



- 15 Bedrooms
- 7 Shower Rooms
- 2 Ensuite WCs
- Reception Room
- Kitchen/Dining Room
- 2nd Kitchen
- Garden
- Gated Driveway
- Ideal Investment Opportunity
- Plans Drawn up Available to View

**£1,450,000**  
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 and attention for the 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

Reception Room (12' 05" x 11' 07" ) or (3.78m x 3.53m)

Kitchen (23' 05" x 10' 03" ) or (7.14m x 3.12m)

Kitchen Two (9' 0" x 8' 03" ) or (2.74m x 2.51m)

Bedroom 3 (13' 06" x 11' 02" ) or (4.11m x 3.40m)

Bedroom 4 (13' 01" x 12' 10" ) or (3.99m x 3.91m)

EnSuite WC

Bedroom 5 (13' 01" x 6' 09" ) or (3.99m x 2.06m)

Bedroom 8 (11' 06" x 9' 06" ) or (3.51m x 2.90m)

Shower Room

Shower Room

Shower Room

First Floor

Bedroom 6 (11' 09" x 11' 07" ) or (3.58m x 3.53m)

Bedroom 7 (12' 0" x 11' 0" ) or (3.66m x 3.35m)

Bedroom 9 (12' 11" x 7' 09" ) or (3.94m x 2.36m)

Bedroom 12 (12' 10" x 6' 0" ) or (3.91m x 1.83m)

Bedroom 13 (9' 02" x 8' 03" ) or (2.79m x 2.51m)

Bedroom 14 (8' 07" x 8' 03" ) or (2.62m x 2.51m)

Bedroom 15 (14' 03" x 8' 04" ) or (4.34m x 2.54m)

Shower Room

Shower Room

Second Floor

Bedroom 1 (22' 08" x 14' 01" ) or (6.91m x 4.29m)

Ensuite Shower Room

Bedroom 2 (14' 06" x 10' 05" ) or (4.42m x 3.18m)

EnSuite WC

GARDEN

Separate Annex with:-

Bedroom 10 (10' 04" x 9' 03" ) or (3.15m x 2.82m)

Bedroom 11 (10' 04" x 8' 0" ) or (3.15m x 2.44m)

Shower Room

Gated Driveway

Off Street Parking

Additional Information

Plans have been drawn up to convert to 4 flats. These are available to view in our office

Tenure

We are informed that the tenure is Freehold

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

**Melvin Jacobs Estate Agents**

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Middlesex,  
HA8 7LY

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(55-68) <b>D</b>		
(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.



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Approximate Area = 2612 sq ft / 243 sq m

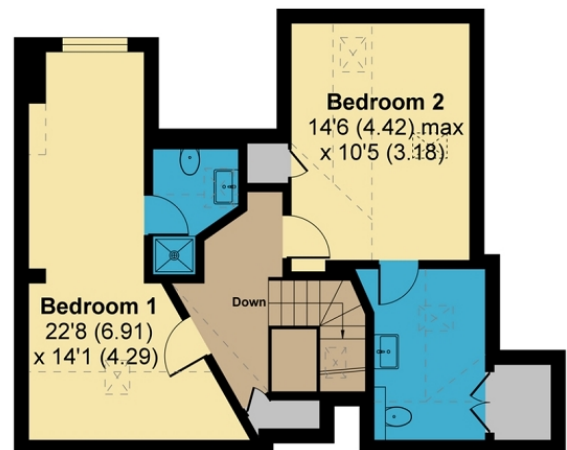
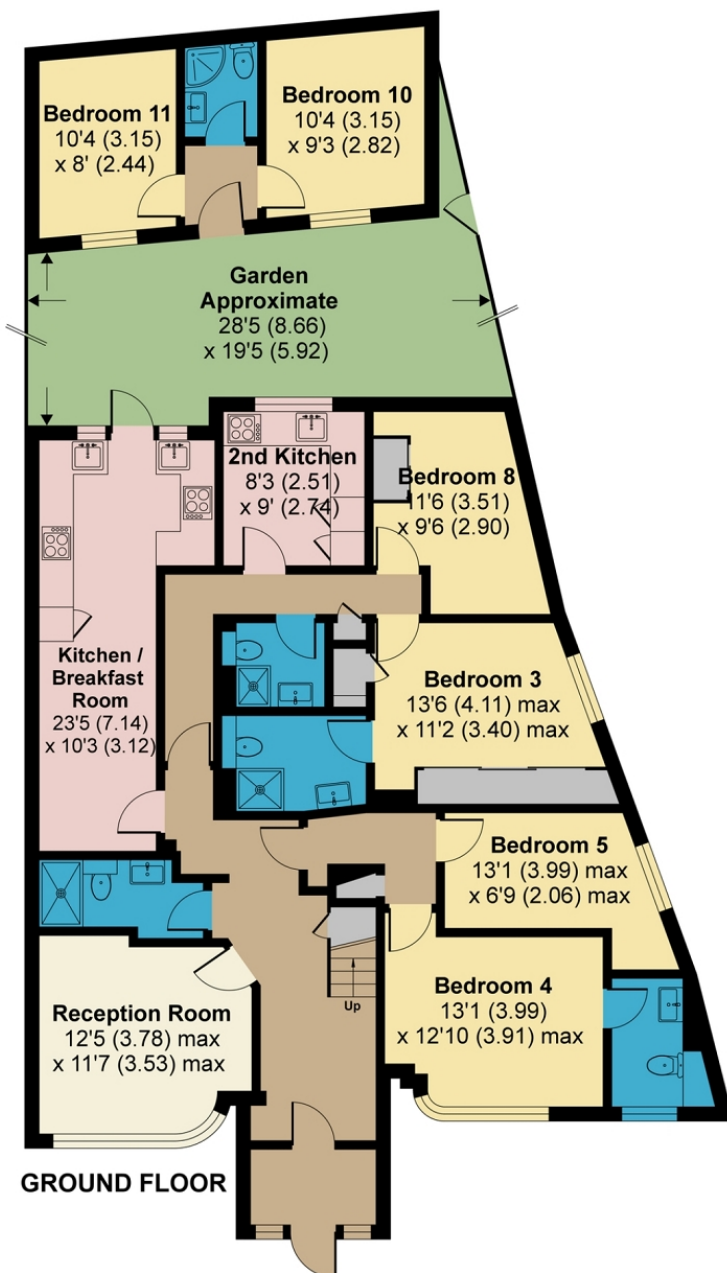
Limited Use Area(s) = 275 sq ft / 25 sq m

Outbuilding = 233 sq ft / 22 sq m

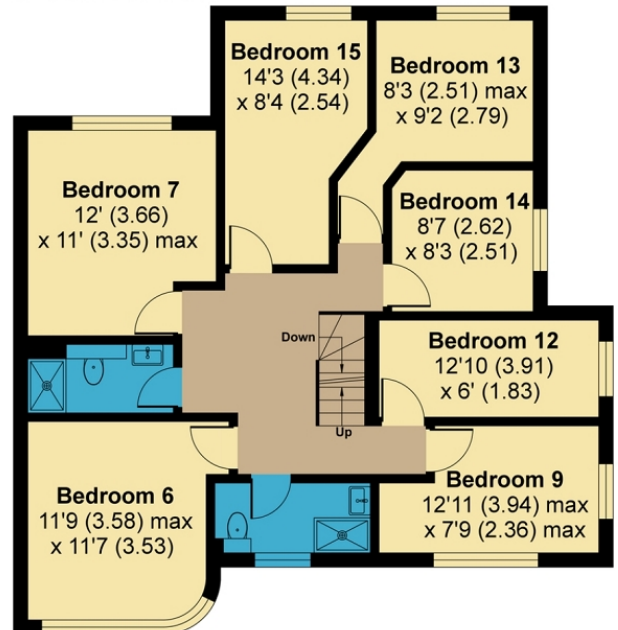
Total = 3120 sq ft / 290 sq m

For identification only - Not to scale

Denotes restricted  
head height



SECOND FLOOR



FIRST FLOOR