

Manor Park Gardens, Edgware, Greater London. HA8 7NA



- 5 Bedrooms
- Lounge/Dining Room
- Family Room
- Kitchen/Breakfast Room
- Guest Cloakroom
- Family Bathroom
- Family Shower Room
- Garden
- Driveway & Off Street Parking
- SOLE AGENTS

POA

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



**MELVIN
JACOBS**

Entrance Hall

Guest Cloakroom

Lounge/Dining Room (33' 02" x 13' 10") or (10.11m x 4.22m)

Reception Room (15' 04" x 7' 06") or (4.67m x 2.29m)

Kitchen/Breakfast Room (13' 05" x 9' 05") or (4.09m x 2.87m)

Storage Area

First Floor

Bedroom 1 (18' 11" x 12' 02") or (5.77m x 3.71m)

Bedroom 2 (13' 09" x 13' 04") or (4.19m x 4.06m)

Bedroom 3 (14' 04" x 13' 11") or (4.37m x 4.24m)

Bedroom 4 (13' 10" x 9' 08") or (4.22m x 2.95m)

Bedroom 5 (13' 02" x 7' 10") or (4.01m x 2.39m)

Family Bathroom

Family Shower Room

GARDEN

Access to Store Room

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: Not Specified

Melvin Jacobs Estate Agents
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Edgware,
Middlesex,
HA8 7LY

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Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

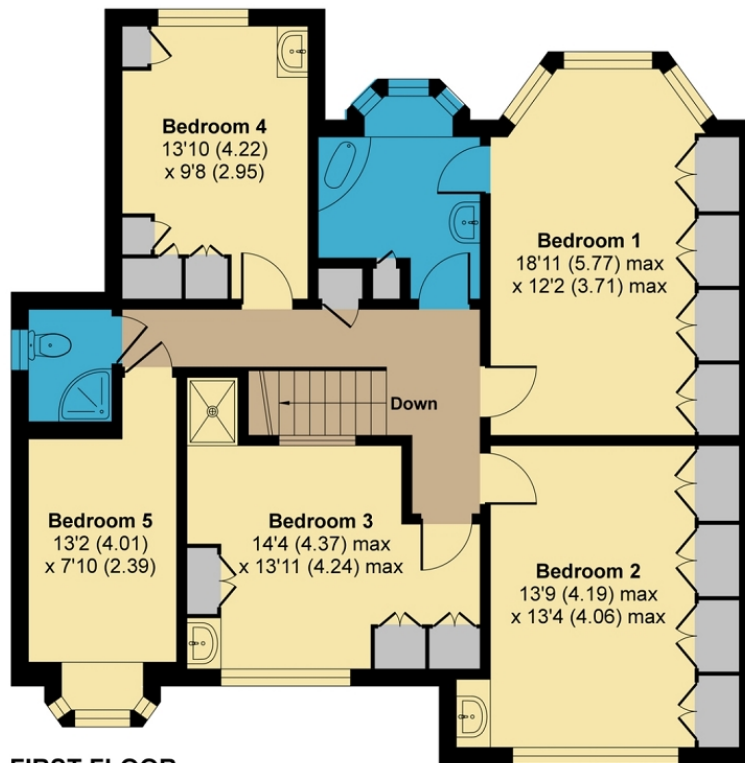
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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.

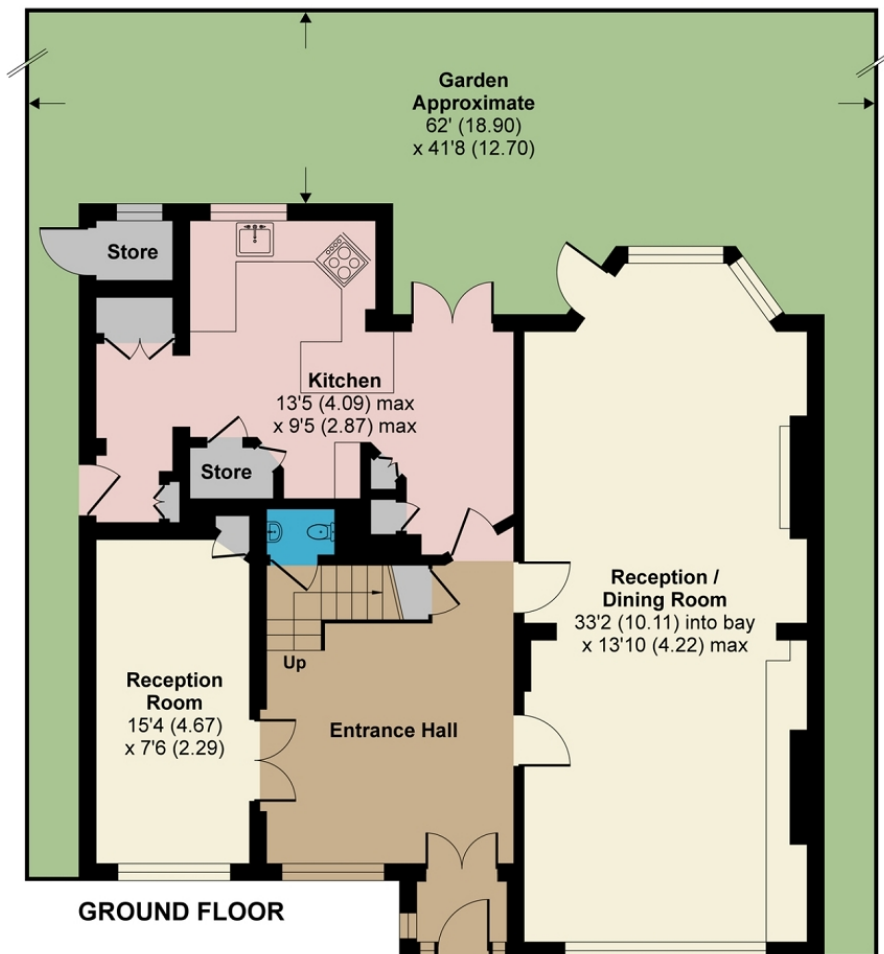
Manor Park Gardens, Edgware, HA8

Approximate Area = 2065 sq ft / 192 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2020.
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