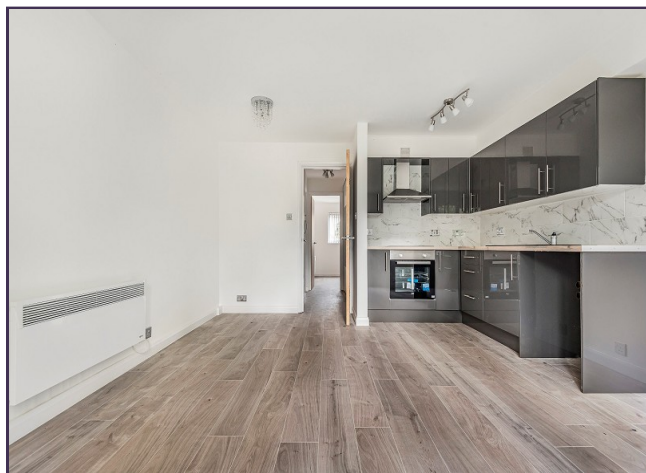


Grace Close, Pavilion Way, Edgware, HA8 9YY



- Double Bedroom
- Open Plan Reception Room and Kitchen
- Bathroom
- Immaculate Condition
- Ample Parking
- Communal Gardens
- Chain Free

£240,000
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





**MELVIN
JACOBS**



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

Storage Cupboard

Open Plan Reception Room/Kitchen (15' 07" x 12' 11")
or (4.75m x 3.94m)

Bedroom 1 (10' 10" x 9' 0") or (3.30m x 2.74m)

Bathroom

Ample Communal Parking

Communal Gardens

TERMS

Lease - 125 years from 1st July 1987

Ground Rent - Peppercorn

Tenure

We are informed that the tenure is Leasehold

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

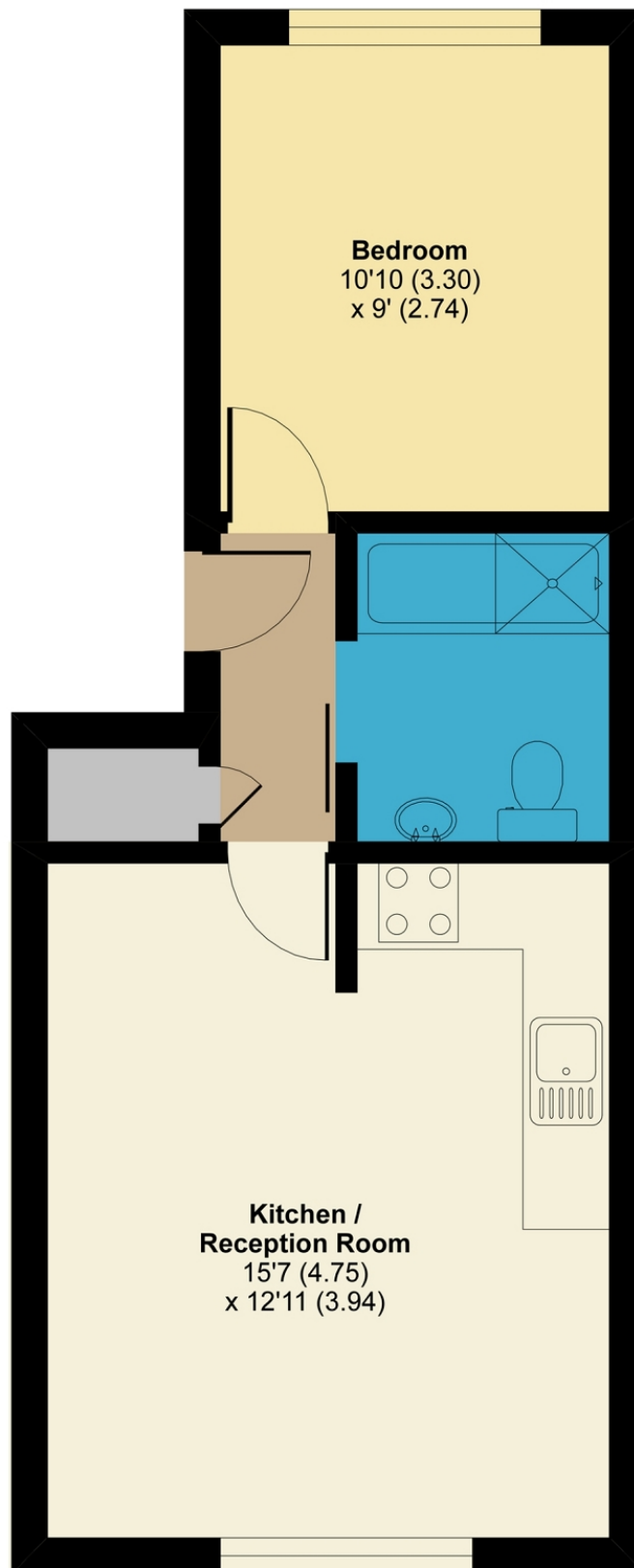
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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.

Pavilion Way, Edgware, HA8 9YY

Approximate Area = 385 sq ft / 35.8 sq m

For identification only - Not to scale



GROUND FLOOR