

Campbell Croft, Edgware, HA8 8DS



- 2 Bedrooms
- Bathroom
- Reception Room
- Kitchen
- Own Section of Rear Garden
- Within the heart of Edgware
- First Floor
- View Now

**£320,000**  
Subject To Contract

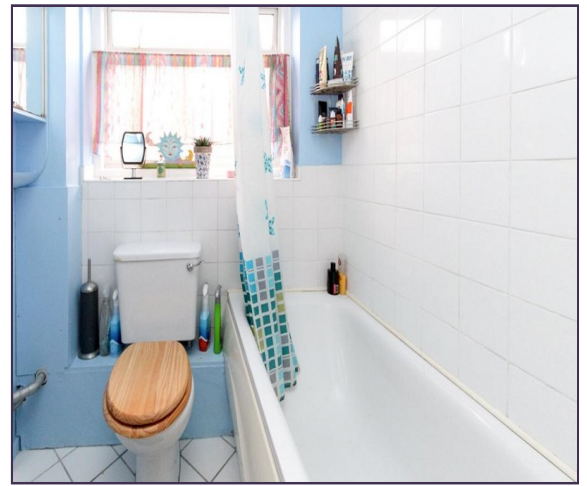


**MELVIN JACOBS ESTATE AGENTS**  
Sales, Lettings & Block Management

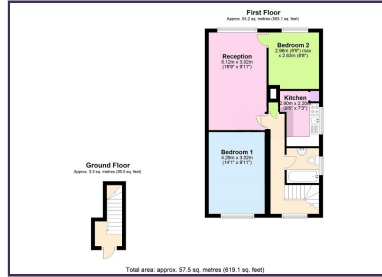
45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
Tel 020 8381 2908 [www.melvinjacobs.com](http://www.melvinjacobs.com)

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020 8381 2908





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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



## First Floor

Reception Room (16' 09" x 9'11" ) or (5.11m x 3.02m)

Kitchen (9' 06" x 7' 03" ) or (2.90m x 2.21m)

Bedroom 1 (14' 01" x 9' 11" ) or (4.29m x 3.02m)

Bedroom 2 (9' 09" x 8' 08" ) or (2.97m x 2.64m)

Bathroom

Storage Cupboard

Section of Rear Garden

## TERMS

Lease - 125 years from 25th December 2000

Ground Rent - We are informed - £100 per annum

## 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

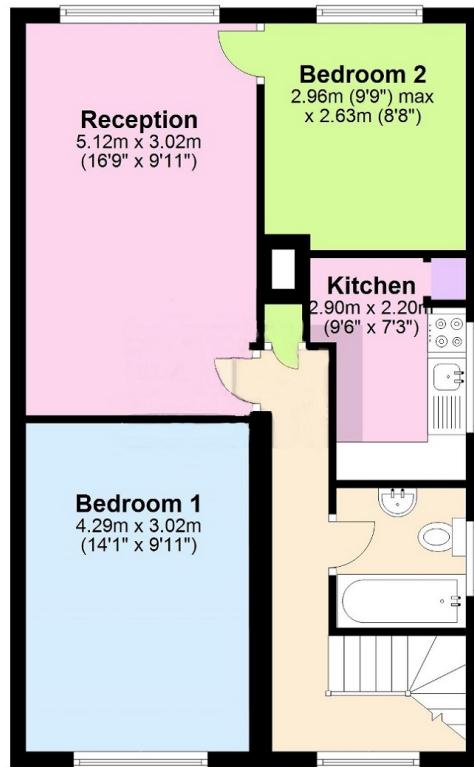
e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

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>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>	51	
(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.

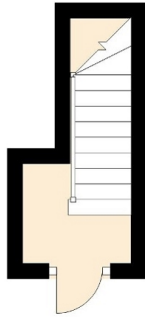
### First Floor

Approx. 54.2 sq. metres (583.1 sq. feet)



### Ground Floor

Approx. 3.3 sq. metres (36.0 sq. feet)



Total area: approx. 57.5 sq. metres (619.1 sq. feet)