

Campbell Croft, Edgware, HA8 8DS



- 2 Bedrooms
- Bathroom
- Reception Room
- Kitchen
- Part Double Glazing
- Requires Modernising
- Conveniently Located
- Own Section of Rear Garden
- Ground Floor
- Garage in Block

£325,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
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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

Reception Room (16' 11" x 9' 05") or (5.16m x 2.87m)

Kitchen (9' 11" x 7' 0") or (3.02m x 2.13m)

Bedroom 1 (14' 0" x 10' 0") or (4.27m x 3.05m)

Bedroom 2 (9' 07" x 9' 03") or (2.92m x 2.82m)

Bathroom

Own Section Of Garden

Garage in Block

TERMS

Leasehold

Lease - 189 from December 1958 - To be confirmed

Ground Rent - Peppercorn - To be confirmed

Tenure

We are informed that the tenure is Leasehold


Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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Edgware,
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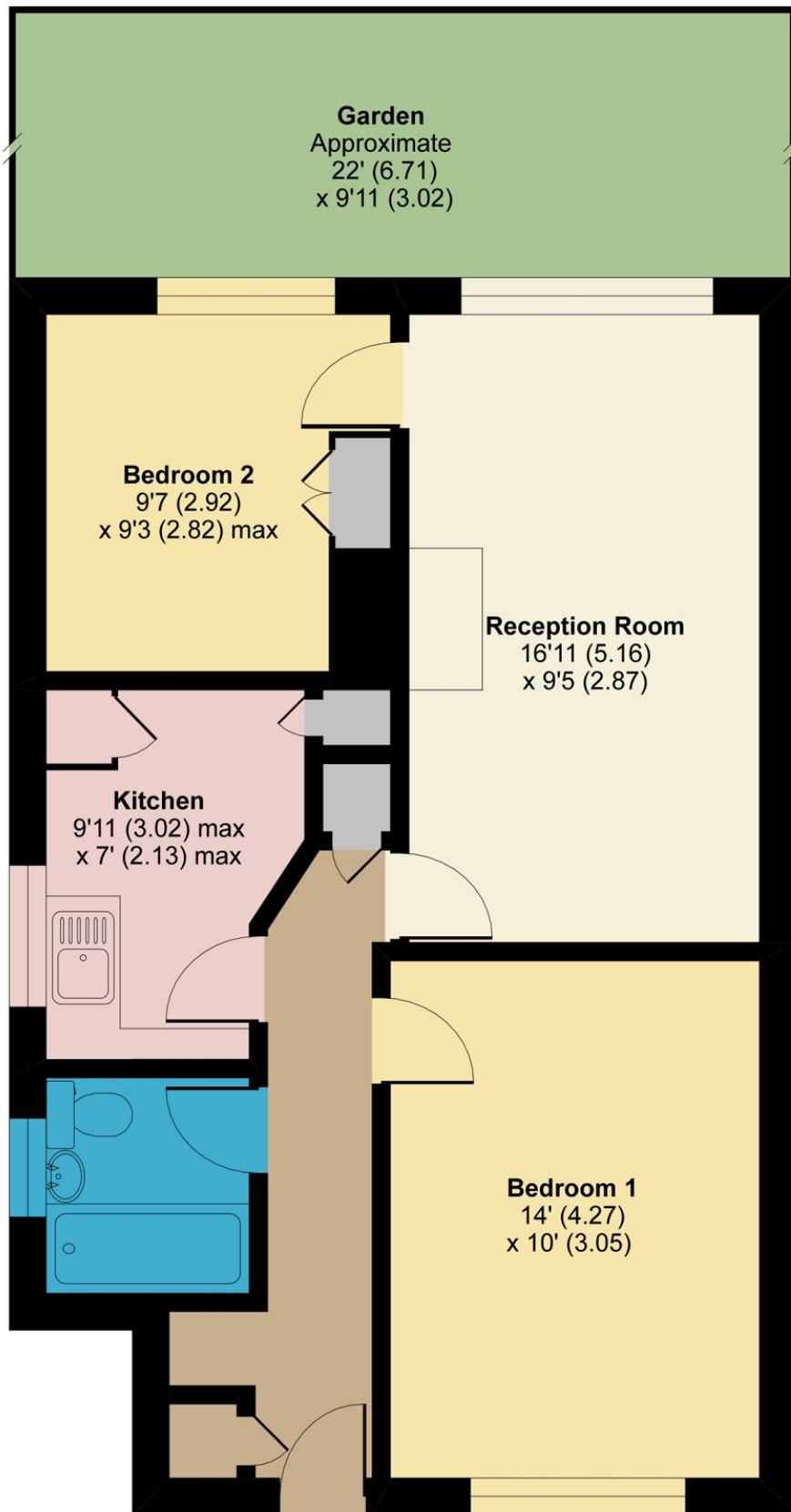
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 = 592 sq ft / 55 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Melvin Jacobs Estate Agents. REF: 692884