

Hunters Lodge, Hale Lane, Edgware, HA8 8NX



- 2 Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Lounge/Dining Room
- Kitchen
- Communal Gardens
- Balcony
- Allocated Parking
- Visitors Parking
- Second Floor
- Lift

£499,950
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





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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

Communal Entrance

Stairs/Lift to Second Floor

Entrance Hall

Lounge/Dining Room (19' 02" x 15' 02") or (5.84m x 4.62m)

Access to BALCONY

Kitchen (11' 04" x 07' 10") or (3.45m x 2.39m)

Bedroom 1 (19' 03" x 11' 05") or (5.87m x 3.48m)

Ensuite Shower Room

Bedroom 2 (14' 09" x 12' 05") or (4.50m x 3.78m)

Communal Gardens

Allocated Parking

Visitors Parking

TERMS

Lease - 125 years from 31st December 1986

Service Charge - £2352.00 per annum

Ground Rent - £252.00 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,
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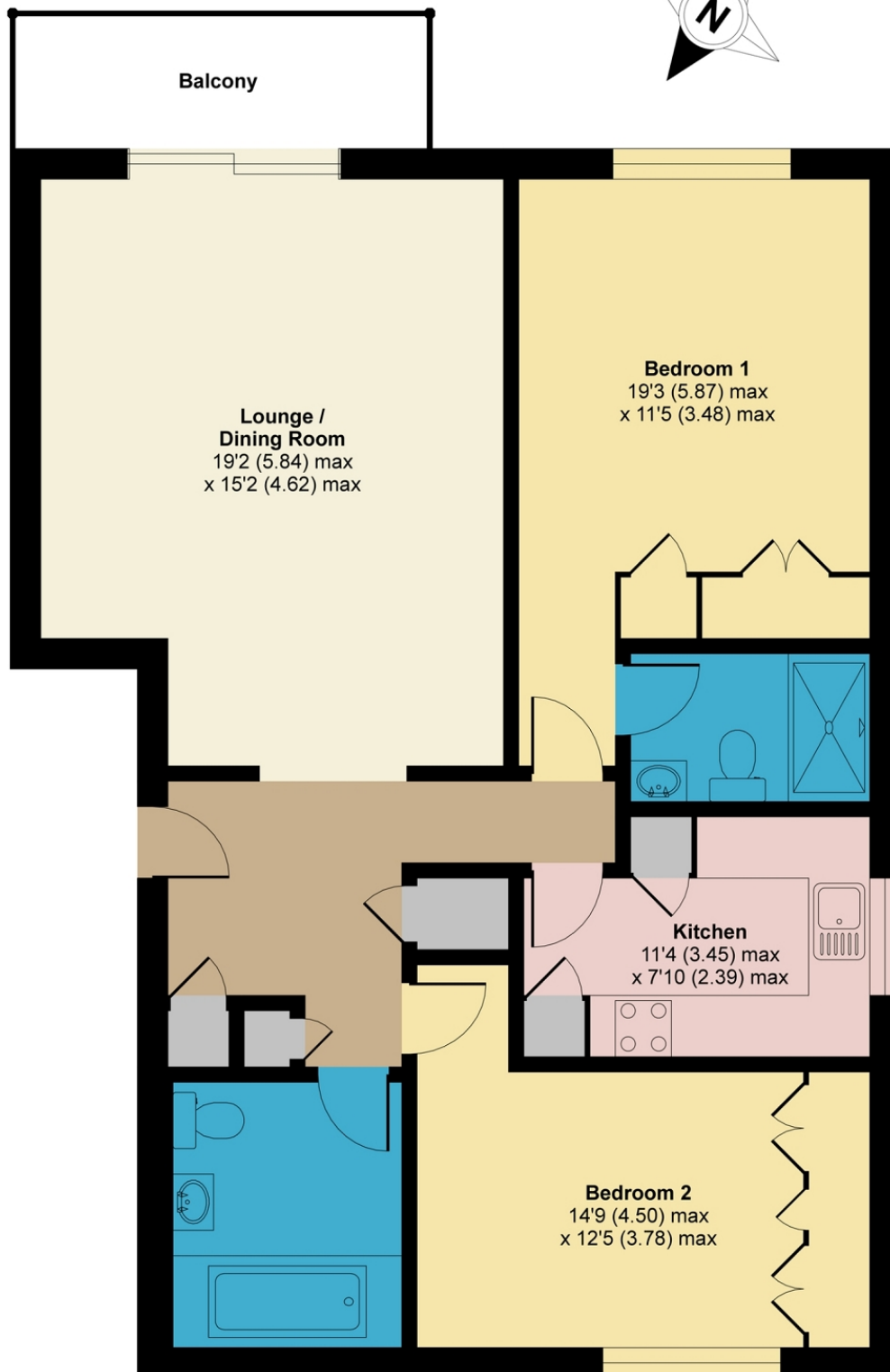
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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 = 938 sq ft / 87.1 sq m

For identification only - Not to scale



SECOND FLOOR