

Signature House, High Street, Edgware, HA8 7FP



- 2 Double Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Kitchen/Living Room
- Patio
- Communal Gardens
- Raised Terraced Area
- Underground Parking
- Lift
- View Now!

**£425,000**  
**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)







**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

Kitchen/Living Room (21' 08" x 21' 07") or (6.60m x 6.58m)

Access to Patio

Bedroom 1 (15' 09" x 09' 10" ) or (4.80m x 3.00m)

Ensuite Shower Room

Bedroom 2 (12' 00" x 11' 03" ) or (3.66m x 3.43m)

Family Bathroom

Patio (09' 05" x 05' 09" ) or (2.87m x 1.75m)

TERMS

Lease - 125 years from 3rd September 2009

Service Charge - 1st April 2020-30th September 2020 - £1689.97

Communal Gardens

With raised terraced area and private terrace adjacent to the flat, not within the demise

Underground Parking

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(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 = 979 sq ft / 90.9 sq m

For identification only - Not to scale

