

London House, Canons Corner, Edgware, HA8 8AX



- 2 Bedrooms
- Family Bathroom
- Kitchen
- Reception Room
- Access to Garden Terrace
- Concierge
- Allocated Parking Space
- Visitors Parking
- Communal Gardens
- Gated Entrance
- Chain Free

Offers In Region Of
£350,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
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These particulars are prepared with all due care and attention for the 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 (12' 03" x 08' 10") or (3.73m x 2.69m)

Lounge/Dining Room (20' 08" x 12' 07") or (6.30m x 3.84m)

With sliding doors to Garden Terrace

Kitchen (12' 01" x 10' 07") or (3.68m x 3.23m)

Bedroom 1 (17' 07" x 06' 11") or (5.36m x 2.11m)

Bedroom 2 (11' 06" x 08' 06") or (3.51m x 2.59m)

Family Bathroom

Communal Gardens

Allocated Parking

Visitors Parking

TERMS

Lease - 999 years from 1st January 2015

Service Charge - £631.35 per quarter

Tenure

We are informed that the tenure is Share of Freehold


Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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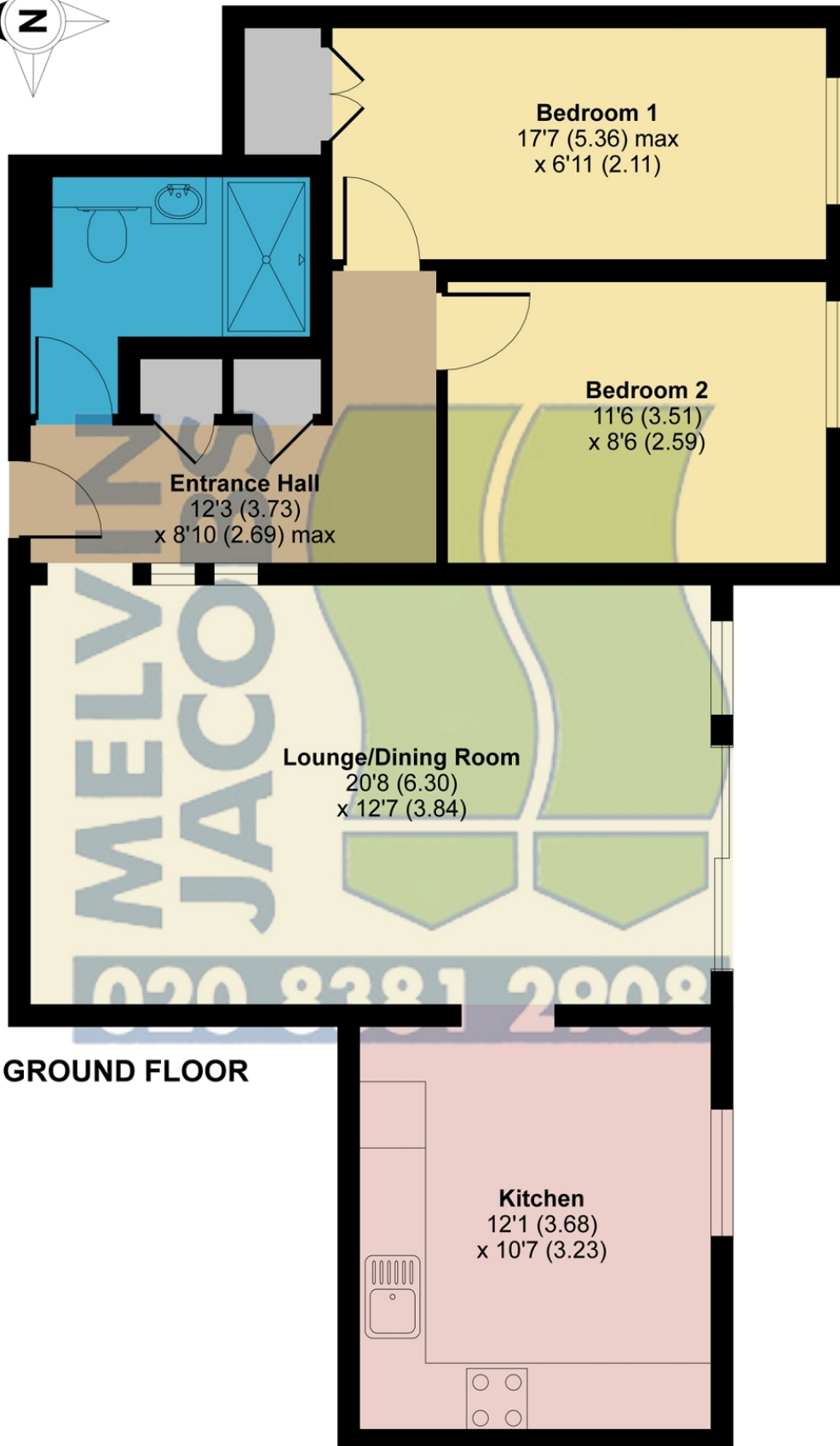
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 = 774 sq ft / 71.9 sq m

For identification only - Not to scale



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: 749576