

Lodge Close, Canons Drive, Edgware, HA8 7RL



- 3 Bedrooms
- New Ensuite Shower Room
- Family Bathroom
- Lounge/Dining Room
- Guest Cloakroom
- Kitchen
- Balcony
- Communal Gardens
- Parking Via Secure Entrance
- New Boiler
- CHAIN FREE

£525,000
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



Communal Entrance

STAIRS AND LIFT TO 3RD FLOOR

Entrance Hall

Guest Cloakroom

Lounge/Dining Room (25' 0" x 13' 0") or (7.62m x 3.96m)

Access to Balcony

Kitchen (13' 01" x 07' 01") or (3.99m x 2.16m)

Bedroom 1 (19' 06" x 10' 10") or (5.94m x 3.30m)

Ensuite Shower Room

Bedroom 2 (16' 00" x 08' 03") or (4.88m x 2.51m)

Bedroom 3 (12' 04" x 07' 05") or (3.76m x 2.26m)

Family Bathroom

Balcony (07' 05" x 05' 0") or (2.26m x 1.52m)

Communal Gardens

Parking Via Secure Entrance

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

TERMS

Lease - 999 years from 25th March 1999

Ground Rent - Peppercorn

Service Charge - £3910.56 per annum - as advised by the vendor, to be confirmed


Tenure

We are informed that the tenure is Share of Freehold

Melvin Jacobs Estate Agents

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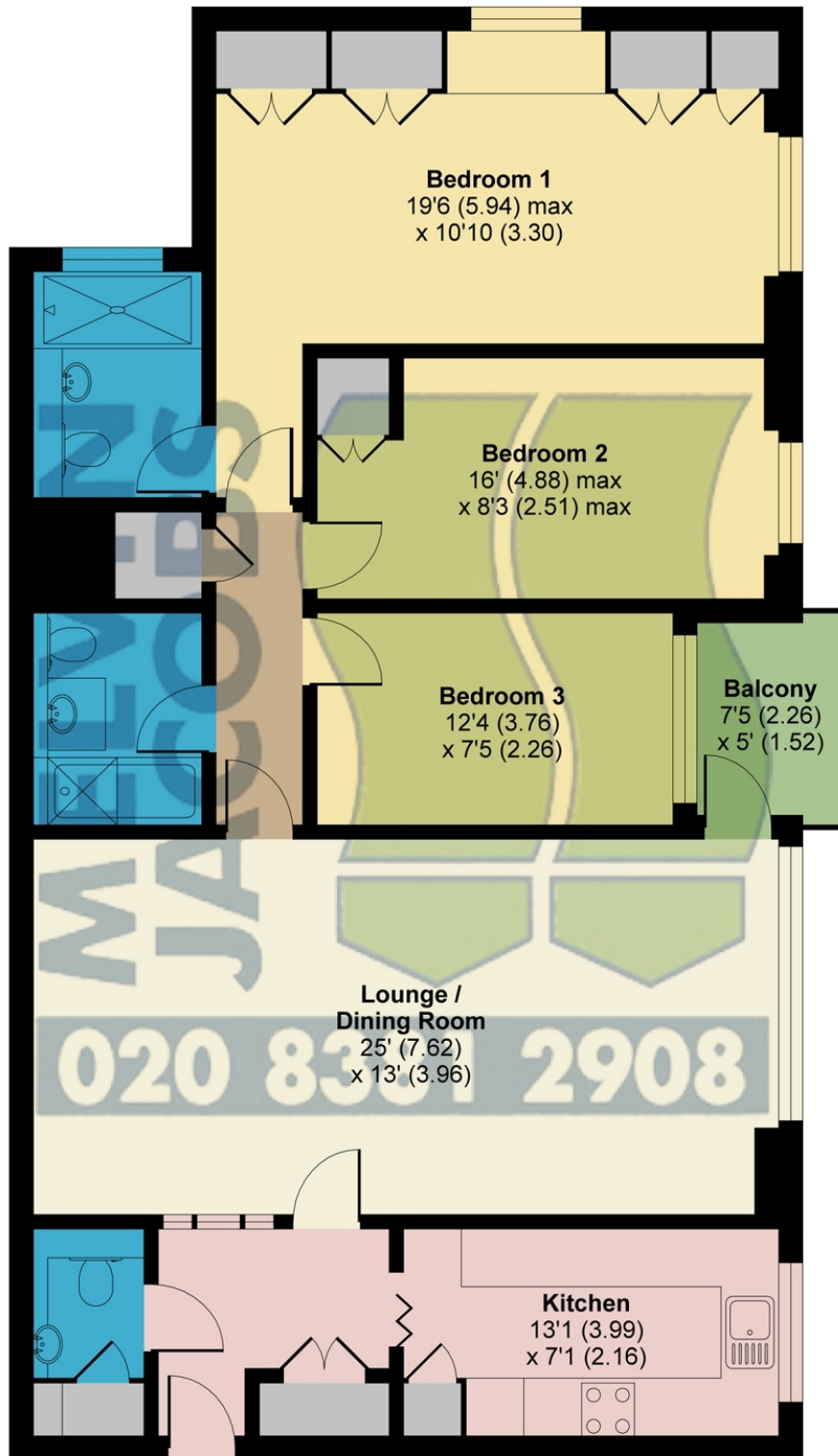
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 = 1173 sq ft / 109 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2021. Produced for Melvin Jacobs Estate Agents. REF: 753376