

ESTATE AGENTS

Residential Sales & Lettings

45/47 Manor Park Crescent, Edgware, Middlesex, Ha8 7LY
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www.melvinjacobs.com



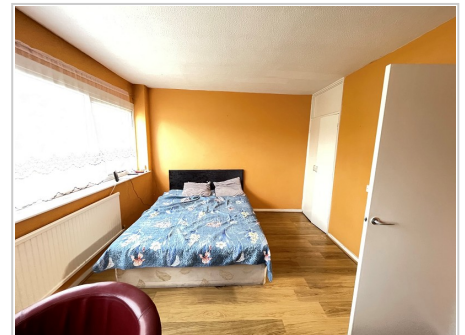
Burnt Oak Broadway, Edgware, HA8 5EJ

£1,350.00 Per calendar month

- 2 Bedrooms
- Bathroom
- Modern Open Plan Kitchen/Reception Room
- Fitted Wardrobes
- Private Terrace
- Reserved Parking Space
- Conveniently Situated
- Part Furnished
- Available from 8th September

Ref: PRA11106

Viewing Instructions: Strictly By Appointment Only



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.

 **OnTheMarket.com**
coming January 2015

General Description

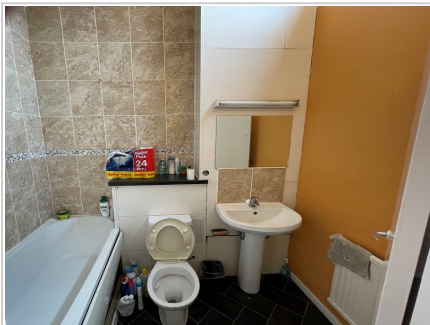
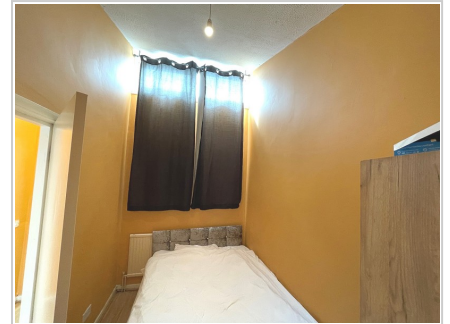
Spacious 2 bedroom flat above Iceland Shop conveniently situated for shops and transport facilities. The property benefits from a private terrace and reserved parking space.

Available from 8th September 2021

Part furnished

Services

EPC Rating:65



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.