

Stonegrove Gardens, Edgware, Greater London. HA8 7TE



- One Bedroom
- Bathroom
- Lounge/Dining Room
- Kitchen
- Communal Gardens
- On Street Parking
- Chain Free
- Sole Agents

£225,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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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



STAIRS TO SECOND FLOOR

Entrance Hall

Lounge/Dining Room (22' 05" x 10' 10") or (6.83m x 3.30m)

Kitchen (07' 06" x 07' 06") or (2.29m x 2.29m)

Bedroom 1 (11' 10" x 10' 10") or (3.61m x 3.30m)

Bathroom

Communal Gardens

On Street Parking

TERMS

Lease - 125 years from 29th September 1997

Service Charge - For 2020-2021 - £589.79 per annum

Ground Rent - £10 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

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Edgware,
Middlesex,
HA8 7LY

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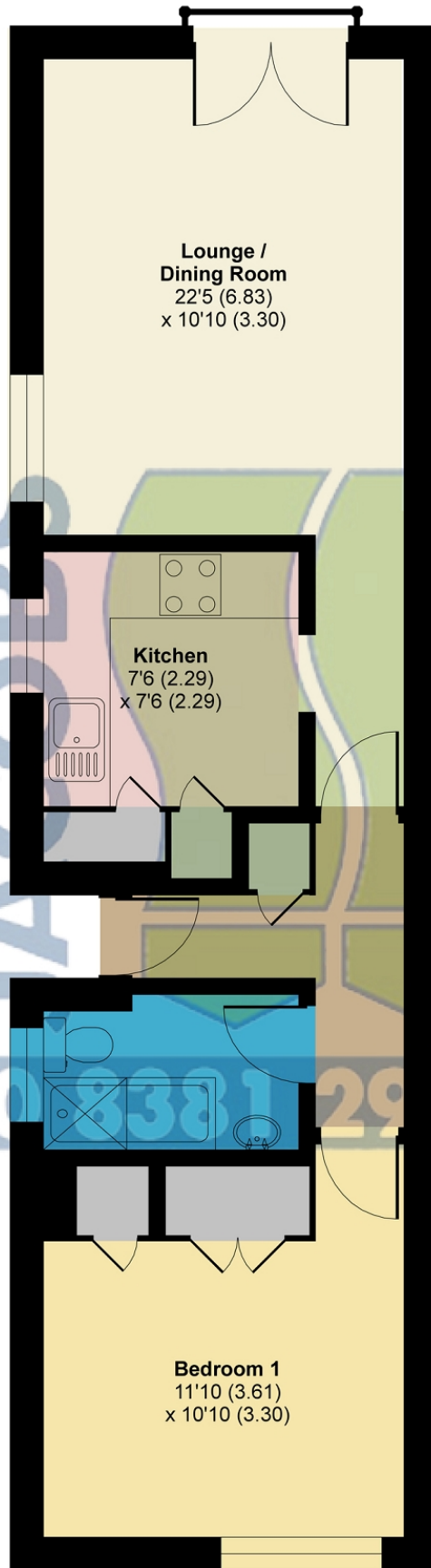
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 = 470 sq ft / 43.6 sq m

For identification only - Not to scale



SECOND FLOOR



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: 760862