

Lodge Close, Edgware, HA8 7RL



- 3 Bedrooms
- Ensuite Bathroom
- Family Shower Room
- Lounge/Dining Room
- Kitchen
- Communal Gardens
- Secure Allocated Parking
- Storage Cupboards
- Stairs and Lift to Second Floor
- Balcony
- Chain Free

£530,000
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/Lift to Second Floor

Guest Cloakroom

Storage Cupboard

Lounge/Dining Room (25' 10" x 20' 05") or (7.87m x 6.22m)

Kitchen (13' 05" x 8' 01") or (4.09m x 2.46m)

Bedroom 1 (19' 04" x 16' 03") or (5.89m x 4.95m)

Ensuite Bathroom

Bedroom 2 (15' 09" x 8' 02") or (4.80m x 2.49m)

Bedroom 3

Family Shower Room

Storage Cupboard

Communal Gardens

Parking Via Secure Entrance

TERMS

Lease - 999 years from 25th March 1999

Service Charge - To be confirmed

Ground Rent - Peppercorn

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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Middlesex,
HA8 7LY

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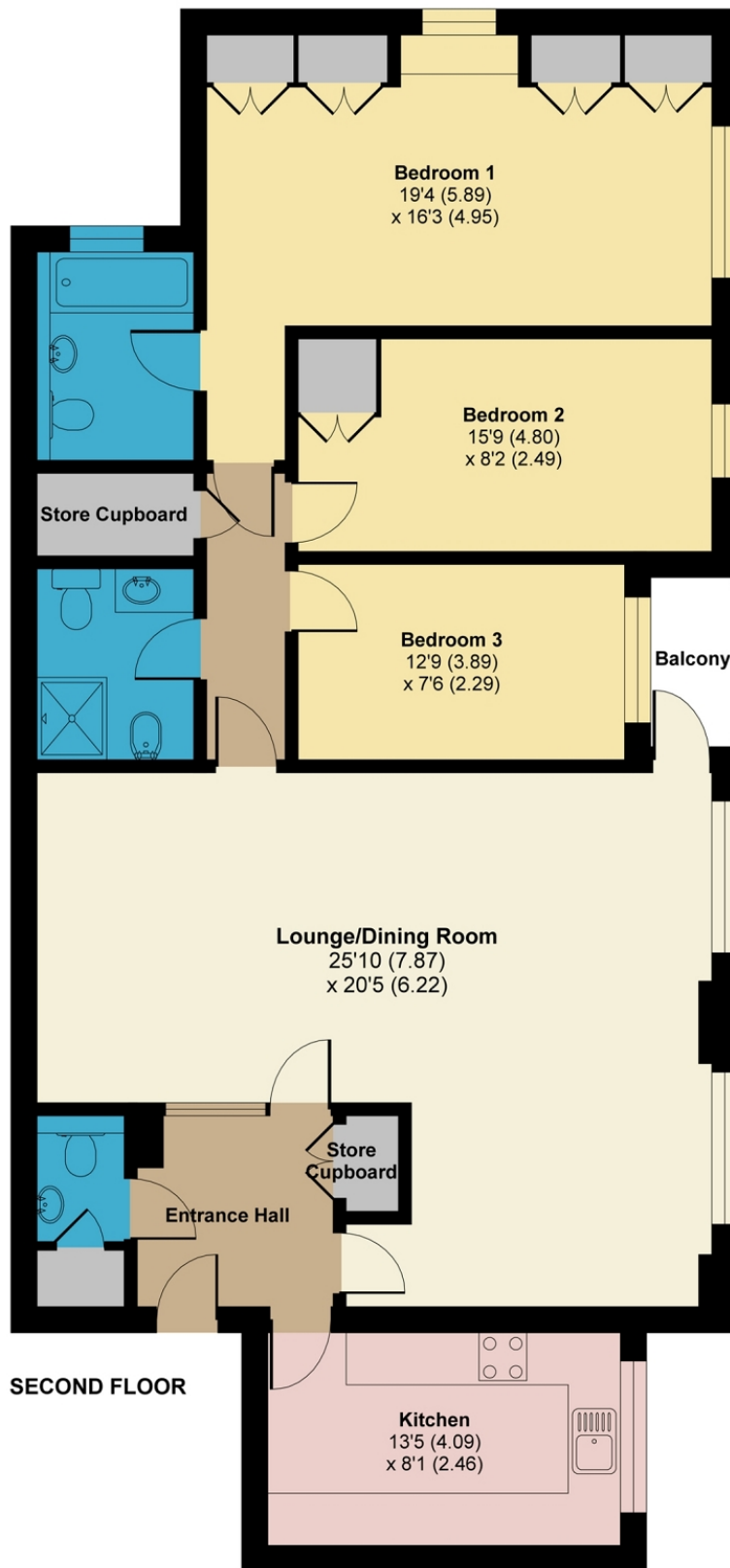
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 = 1331 sq ft / 123.6 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: 768812