

Griffin House, Aviation Drive, NW9 5YQ



- 3 Bedrooms
- Family Bathroom
- Open Plan Reception/Kitchen
- Concierge
- Communal Terrace & Gardens
- Communal Kids Playground
- Parking
- Conveniently Located
- VIEW NOW

£450,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
Tel 020 8381 2908 www.melvinjacobs.com





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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 First Floor

Entrance Hall (16' 05" x 9' 07") or (5.00m x 2.92m)

Bedroom 1 (19' 06" x 8' 10") or (5.94m x 2.69m)

Bedroom 2 (9' 09" x 8' 06") or (2.97m x 2.59m)

Bedroom 3 (7' 10" x 9' 08") or (2.39m x 2.95m)

Family Bathroom

Kitchen/Reception Room (24' 04" x 18' 10") or (7.42m x 5.74m)

Communal Gardens

Communal Terrace

Communal Kids Playground

Parking

Zoned parking at a cost of £200.00 per annum

TERMS

Lease

99 years from and including 25th March 2011

Tenure

We are informed that the tenure is Leasehold

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

45 - 47 Manor Park Crescent,
Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	76	
(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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