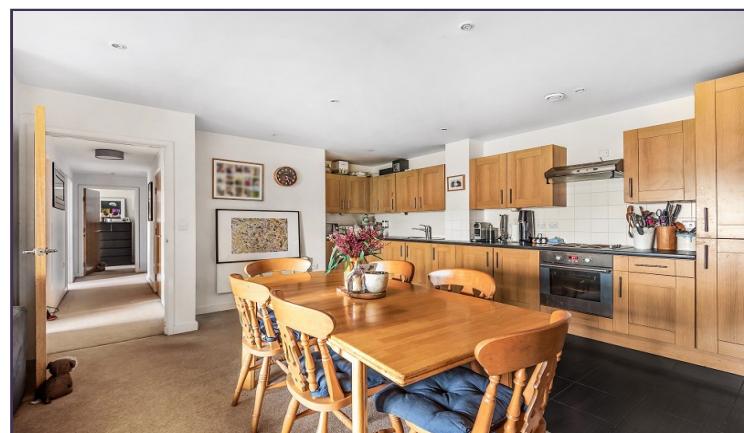




- 3 Bedrooms
- Family Bathroom
- Open Plan Reception/Kitchen
- Concierge
- Communal Terrace & Gardens
- Communal Kids Playground
- Parking
- Conveniently Located
- **VIEW NOW**

**£450,000**  
**Subject To Contract**



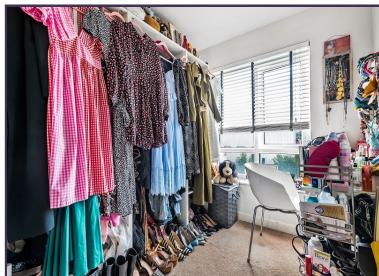
**MELVIN JACOBS ESTATE AGENTS**  
**Sales, Lettings & Block Management**

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
Tel 020 8381 2908 [www.melvinjacobs.com](http://www.melvinjacobs.com)

**MELVIN JACOBS**  
020 8381 2908



**MELVIN  
JACOBS**



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](mailto: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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