

Windermere Hall, Stonegrove, Edgware, HA8 7SZ



- 3 Bedrooms
- Ensuite Bathroom
- Ensuite Dressing Room
- Family Shower Room
- Separate WC
- Lounge/Dining Room
- Kitchen
- Balcony
- 2 Garages
- Communal Gardens
- Chain Free

£525,000
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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020 8381 2908



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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.

Communal Entrance

Lift and Stairs to First Floor

Entrance Hall

Lounge/Dining Room (17' 11" x 17' 02") or (5.46m x 5.23m)

Access to Balcony

Kitchen (11' 11" x 7' 10") or (3.63m x 2.39m)

Bedroom 1 (26' 06" x 11' 10") or (8.08m x 3.61m)

Ensuite Dressing Room (8' 06" x 5' 01") or (2.59m x 1.55m)

Ensuite Bathroom

Bedroom 2 (13' 11" x 12' 0") or (4.24m x 3.66m)

Bedroom 3 (13' 11" x 12' 0") or (4.24m x 3.66m)

Family Shower Room

Separate WC

Communal Gardens

Two Single Garages

Parking

TERMS

Lease - 999 years from 25th March 1968
Service Charge - We been have informed for 2022-2023 is £3224.00
Water Charges - These are variable, but on average over the last two years approximately £380.00 per annum
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
45 - 47 Manor Park Crescent,
Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

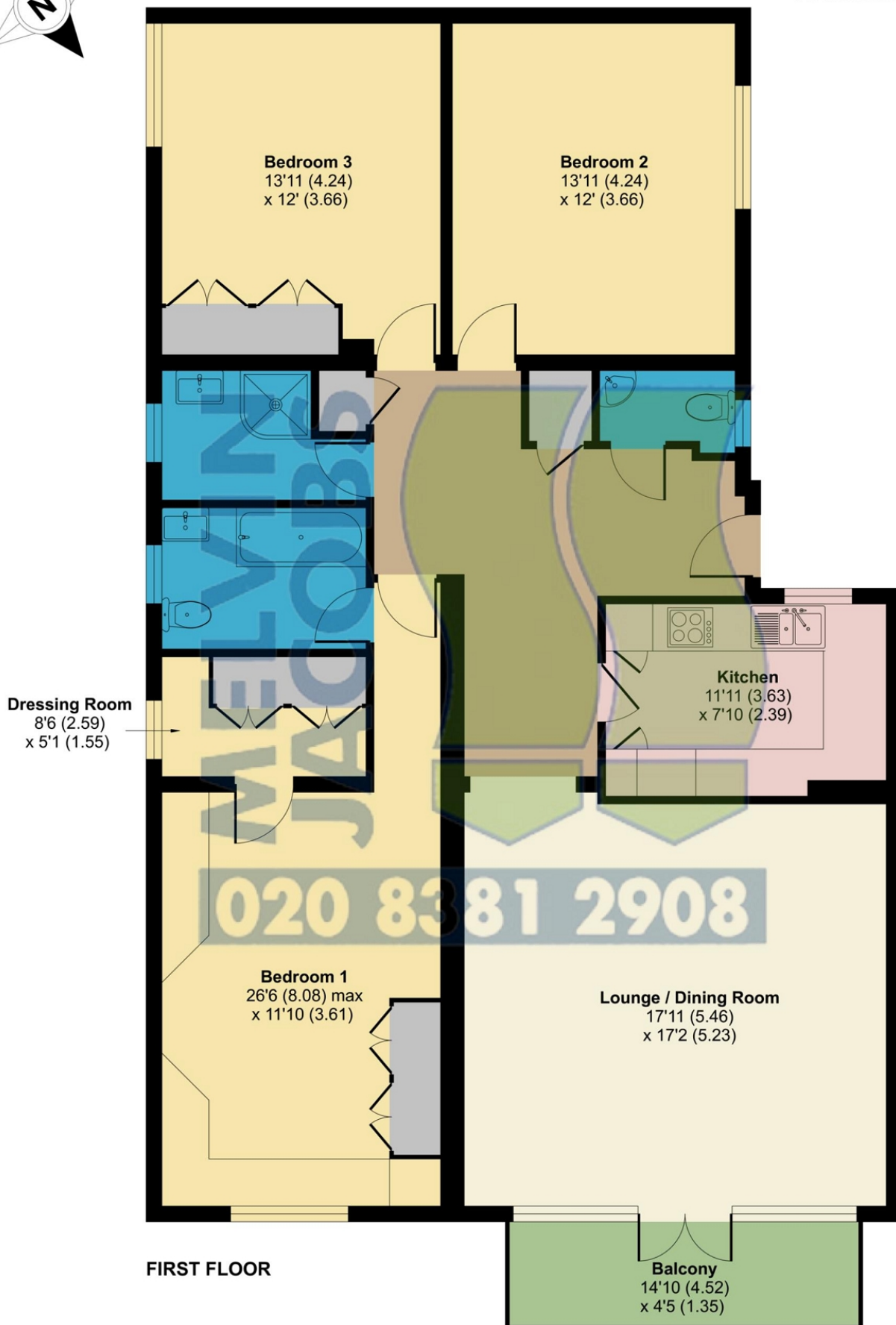
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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 = 1389 sq ft / 129 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2021. Produced for Melvin Jacobs Estate Agents. REF: 799349