

Lodge Close, Canons Drive, Edgware, HA8 7RL



- 3 Bedrooms
- Family Shower Room
- Ensuite Bathroom
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Guest WC
- Balcony
- Communal Gardens
- Individual Garage and Parking
- CHAIN FREE

Offers In Region Of  
**£500,000**  
Subject To Contract



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

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
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Communal Entrance

Stairs and Lift to Second Floor

Entrance Hall

Guest Cloakroom

Lounge/Dining Room (25' 10" x 13' 0") or (7.87m x 3.96m)

Access to Balcony

Kitchen/Breakfast Room (13' 0" x 7' 01" ) or (3.96m x 2.16m)

Bedroom 1 (19' 04" x 11' 02" ) or (5.89m x 3.40m)

Ensuite Bathroom

Bedroom 2 (16' 0" x 8' 02" ) or (4.88m x 2.49m)

Bedroom 3 (12' 02" x 7' 05" ) or (3.71m x 2.26m)

Family Shower Room

Communal Gardens

Garage

Private Individual Lock Up Garage

Parking

TERMS

Share of Freehold

Lease of 999 years from 25th March 1999

Ground Rent - Peppercorn

Service Charge - To Be Confirmed

Tenure

We are informed that the tenure is Share of Freehold

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

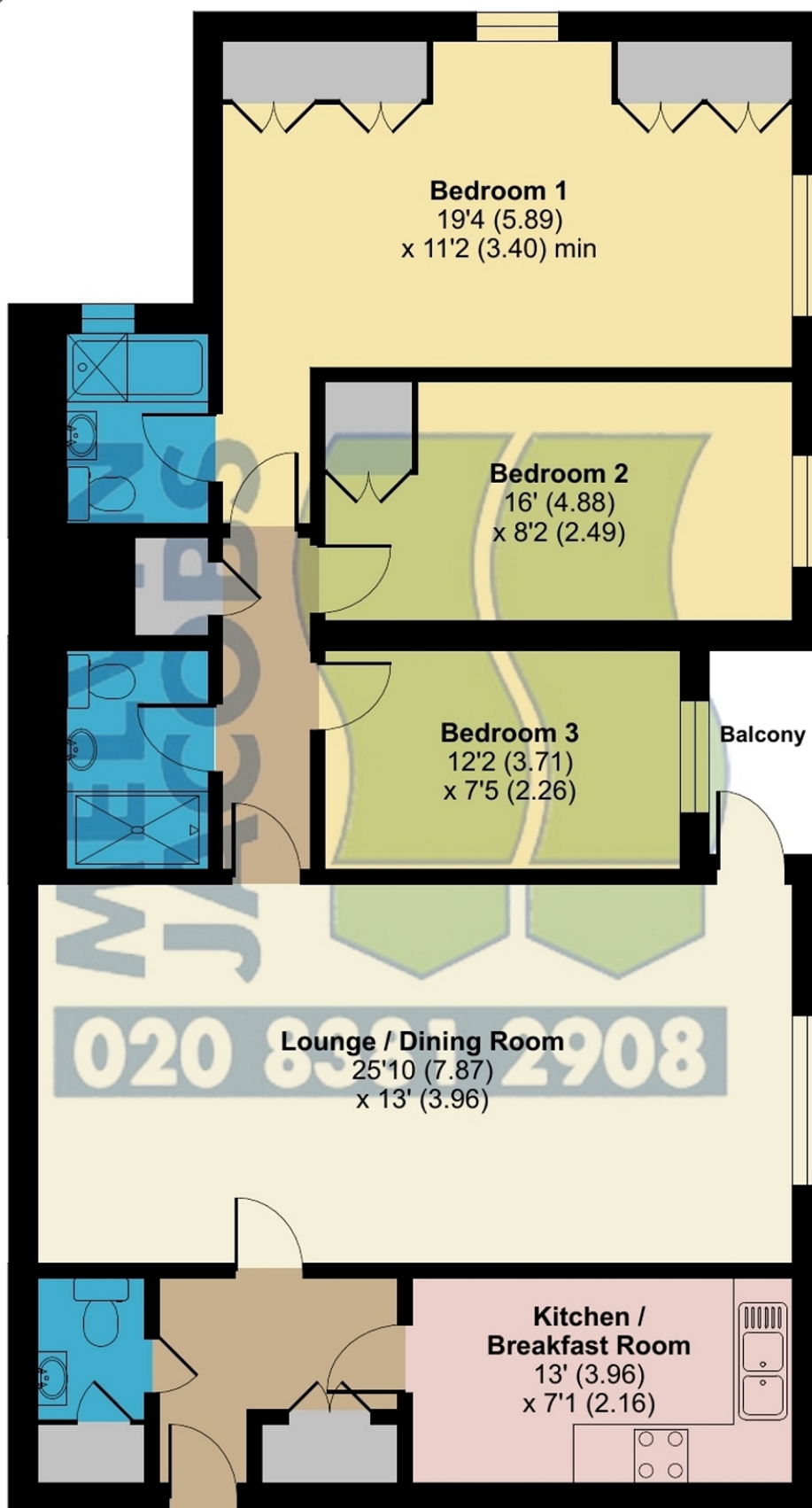
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Approximate Area = 1176 sq ft / 109.2 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 2022.  
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