

The Rise Edgware HA8 8NR



- 4 Bedrooms
- 3 Bathrooms (one ensuite)
- Lounge
- Dining Room
- TV Room
- Sitting Room
- Kitchen
- Outbuilding with Shower
- Garden
- Carriage Driveway
- Off Street Parking

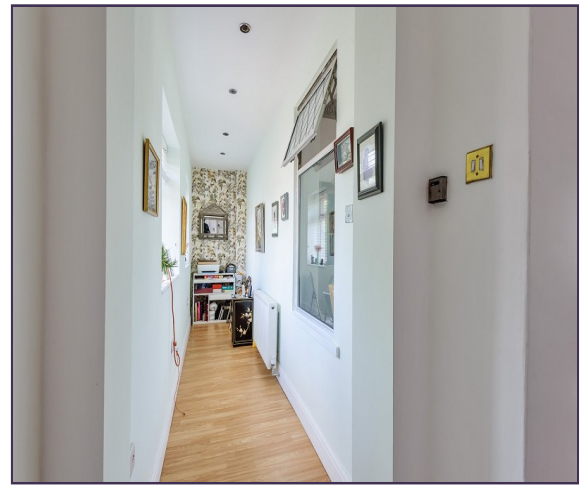
£1,499,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
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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.

Entrance

Office (17' 08" x 3' 07") or (5.38m x 1.09m)

Shower Room/WC

Lounge Hall (13' 02" x 12' 0") or (4.01m x 3.66m)

Lounge (18' 03" x 12' 0") or (5.56m x 3.66m)

Dining Room (14' 0" x 11' 11") or (4.27m x 3.63m)

TV Room (11' 11" x 9' 05") or (3.63m x 2.87m)

Sitting Room. (17' 06" x 9' 0") or (5.33m x 2.74m)

Kitchen (10' 06" x 8' 08") or (3.20m x 2.64m)

First Floor

Landing

Bedroom 1 (15' 05" x 11' 11") or (4.70m x 3.63m)

Ensuite Shower Room

Bedroom 2 (14' 0" x 11' 10") or (4.27m x 3.61m)

Bedroom 3 (11' 10" x 9' 06") or (3.61m x 2.90m)

Bedroom 4 (8' 07" x 8' 06") or (2.62m x 2.59m)

Family Bathroom

Separate WC

GARDEN (91' 07" x 71' 0") or (27.91m x 21.64m)

Outbuilding (15' 05" x 10' 0") or (4.70m x 3.05m)

With Shower Room

Carriage Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: G

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

45 - 47 Manor Park Crescent,
Edgware,
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		
(55-68)	D		
(39-54)	E	50	
(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.

The Rise, Edgware, HA8 8NR

Approximate Area = 1946 sq ft / 181 sq m

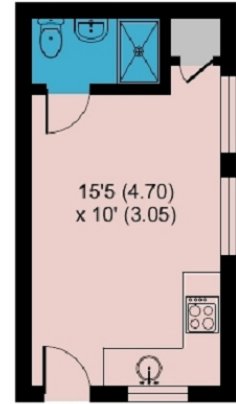
Outbuilding = 194 sq ft / 18 sq m

Total = 2140 sq ft / 199 sq m

For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Melvin Jacobs Estate Agents. REF: 911801