

Warwick Avenue Edgware HA8 8UJ



- 3 Bedrooms
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Family Bathroom
- Separate WC
- Guest WC
- Garden
- Driveway
- Off Street Parking

£645,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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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 Hall (12' 0" x 5' 06") or (3.66m x 1.68m)

Guest Cloakroom

Lounge (13' 10" x 10' 11") or (4.22m x 3.33m)

Dining Room (12' 05" x 10' 00") or (3.78m x 3.05m)

Kitchen/Breakfast Room (21' 09" x 15' 11") or (6.63m x 4.85m)

First Floor

Bedroom 1 (13' 08" x 9' 04") or (4.17m x 2.84m)

Bedroom 2 (12' 05" x 9' 05") or (3.78m x 2.87m)

Bedroom 3 (8' 03" x 7' 00") or (2.51m x 2.13m)

Family Bathroom

Separate WC

GARDEN

Driveway

Off Street Parking

Tenure

We are informed that the tenure is Freehold

Council Tax

Council tax band: E

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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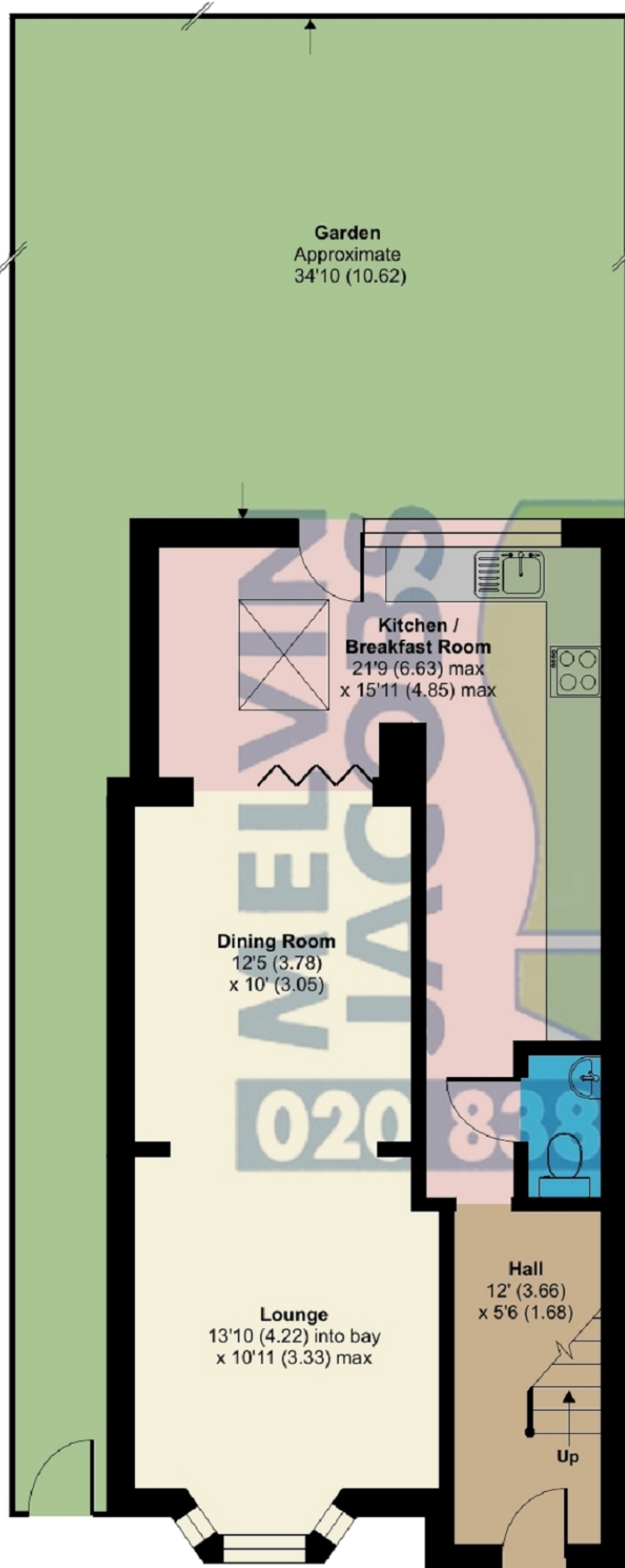
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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.

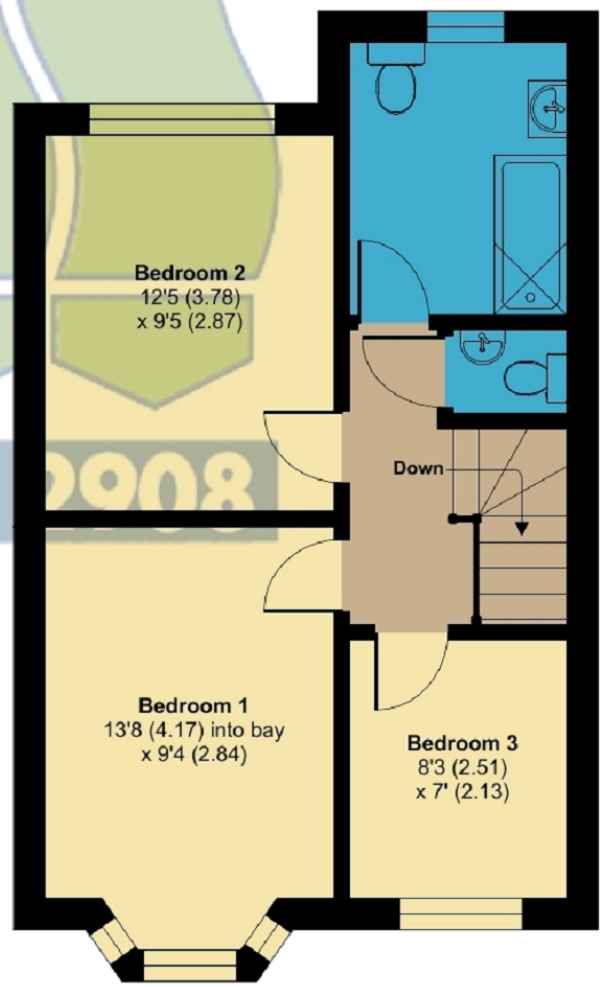
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Approximate Area = 1027 sq ft / 95.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST 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: 923221