

Lodge Close Canons Drive Edgware HA8 7RL



- 3 Bedrooms
- Family Bathroom
- Ensuite Bathroom
- Lounge/Dining Room
- Kitchen
- Guest WC
- Secure Allocated Parking
- Communal Gardens
- Balcony
- Middle Block
- Chain Free

Offers In Excess Of
£475,000
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.

STAIRS AND LIFT TO 3RD FLOOR

Entrance Hall

Guest Cloakroom

Lounge/Dining Room (20' 02" x 14' 01") or (6.15m x 4.29m)

Access to Balcony

Kitchen (11' 10" x 7' 01") or (3.61m x 2.16m)

Bedroom 1 (18' 03" x 15' 03") or (5.56m x 4.65m)

Ensuite Bathroom

Bedroom 2 (14' 08" x 7' 05") or (4.47m x 2.26m)

Bedroom 3 (11' 02" x 8' 02") or (3.40m x 2.49m)

Family Bathroom

Communal Gardens

Parking Via Secure Entrance

TERMS

Lease - 999 years from 25th March 1999

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Council tax band: F

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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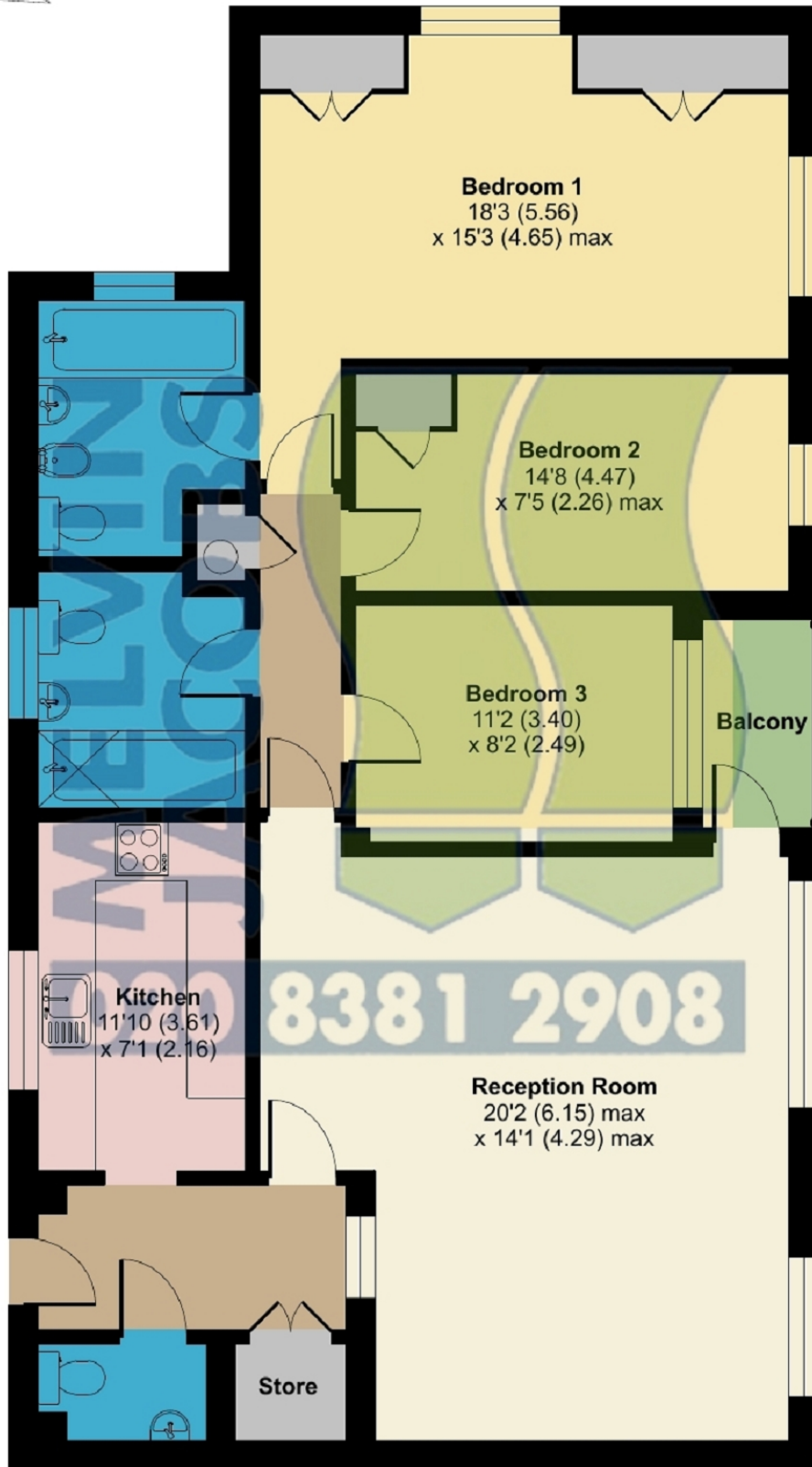
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Lodge Close, Edgware, HA8 7RL

Approximate Area = 1156 sq ft / 107.3 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Melvin Jacobs Estate Agents. REF: 940920