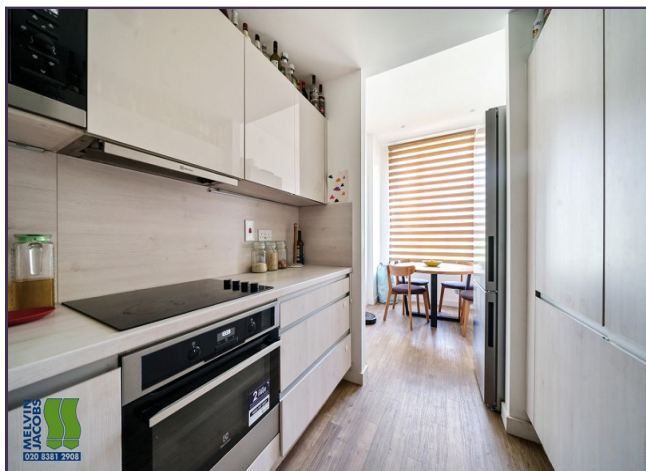


Fry Lane, Edgware. HA8 8FA



- 3 Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Lounge/Dining Room
- Kitchen
- Breakfast Room
- Guest Cloakroom
- Garden
- Residents Parking
- View Now

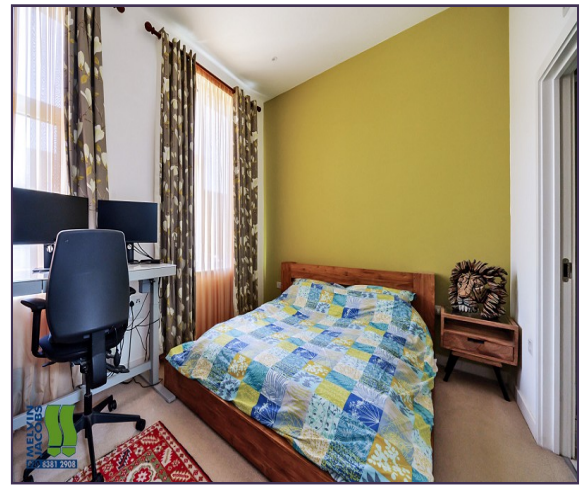
£675,000
Subject To Contract



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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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

Guest Cloakroom

Lounge/Dining Room (18' 02" x 16' 07") or (5.54m x 5.05m)

Kitchen (9' 5" x 7' 10") or (2.87m x 2.39m)

Breakfast Room (9' 1" x 7' 10") or (2.77m x 2.39m)

First Floor

Bedroom 1 (16' 6" x 10' 7") or (5.04m x 3.22m)

Ensuite Shower Room

Bedroom 2 (14' 11" x 9' 0") or (4.55m x 2.74m)

Bedroom 3 (10' 06" x 7' 06") or (3.20m x 2.29m)

Family Bathroom

GARDEN (31' 0" x 17' 10") or (9.45m x 5.44m)

Shed (14' 0" x 3' 0") or (4.27m x 0.91m)

Residents Parking

TERMS

Lease - 999 years from 1st January 2009

Tenure

We are informed that the tenure is Leasehold

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

e: info@melvinjacobs.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(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.

Fry Lane, Edgware, HA8 8FA

Approximate Area = 1230 sq ft / 114.2 sq m

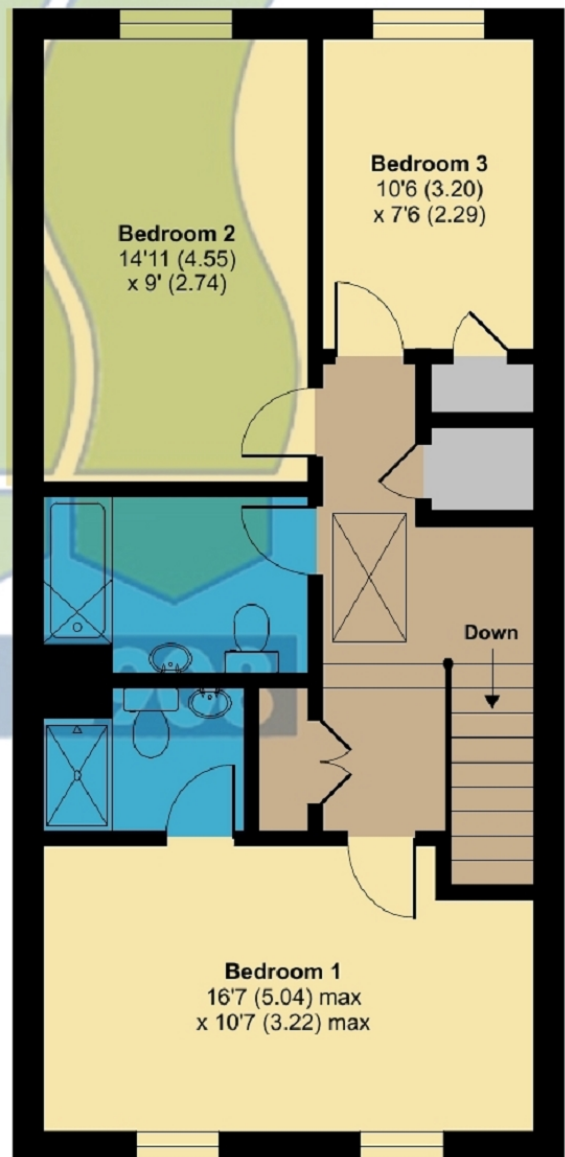
Shed = 42 sq ft / 3.9 sq m

Total = 1272 sq ft / 118.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

