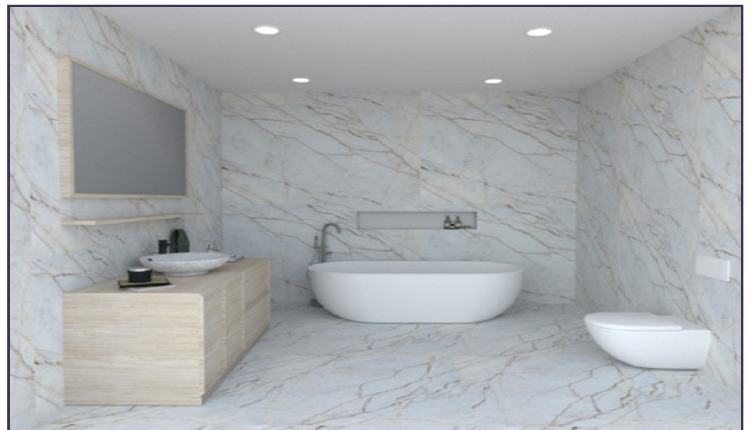


Edgwarebury Lane, Edgware, Greater London. HA8 8LJ



- Detached House
- Pending Planning Permission to convert into 5/6 Bedrooms
- Excellent Location
- Within The Eruv
- Viewing Recommended

Offers In Excess Of
£1,000,000
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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JACOBS**
020 8381 2908



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JACOBS**



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.

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

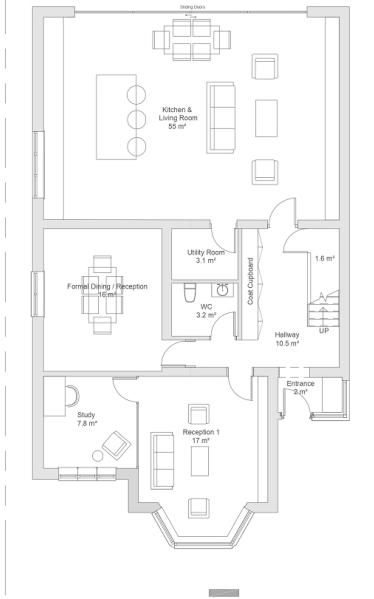
45 - 47 Manor Park Crescent,
Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

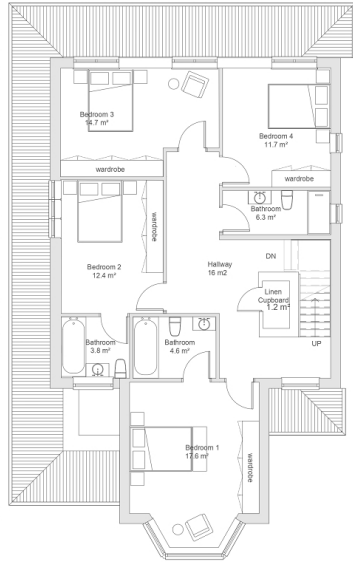
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

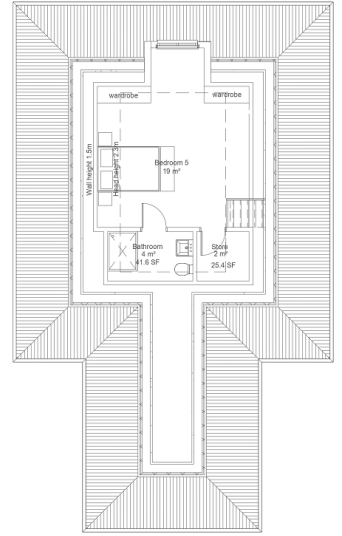
Outline of
existing property



Ground Floor proposed
Total: 123 m²



1st floor proposed
Total: 90 m²



2nd floor proposed
Total: 28 m²

Total Area : 241 m²