

Centurion House, Station Road, Edgware, HA8 7JQ



- 3 Spacious Bedrooms
- Bathroom/Utility Room
- 2 Ensuite Shower Rooms
- Lounge/Dining Room
- Fitted Kitchen
- Kitchen
- 2 Balcony's
- Roof Terrace
- Lift
- Concierge
- Underground Parking Space

**£699,950**  
**Subject To Contract**



**MELVIN JACOBS ESTATE AGENTS**  
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
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**MELVIN  
JACOBS**  
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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.

## Communal Entrance

## Stairs and lift to 5th Floor

## Entrance Hall

Lounge/Dining Room (24' 02" x 21' 06") or (7.37m x 6.55m)

Kitchen (14' 07" x 7' 06") or (4.45m x 2.29m)

Bedroom 1 (13' 10" x 13' 01") or (4.22m x 3.99m)

## Ensuite Shower Room

Bedroom 2 (13' 10" x 13' 0") or (4.22m x 3.96m)

## Ensuite Shower Room

Bedroom 3 (11' 03" x 10' 07") or (3.43m x 3.23m)

## Family Bathroom

Currently used a utility room with wc

## Balcony

Roof Terrace (53' 09" x 11' 03") or (16.38m x 3.43m)

## Allocated Parking

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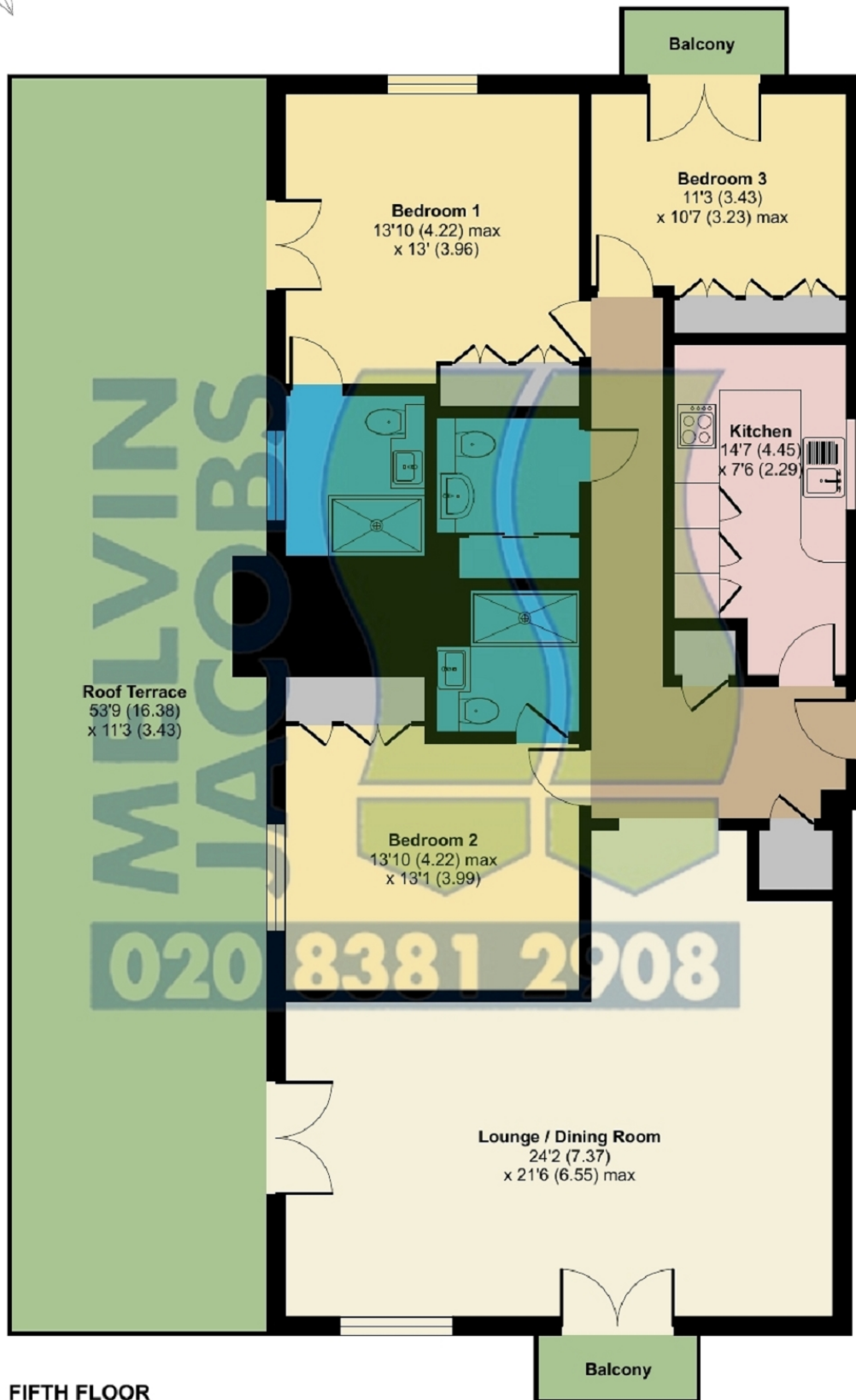
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 = 1328 sq ft / 123.3 sq m

For identification only - Not to scale



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: 1007817