

Stratton Close, Edgware, London. HA8 6QA



- Two good size double bedrooms
- Living room
- Fitted Kitchen
- Bathroom
- Separate WC
- Garage
- Gas central heating
- Communal Gardens
- Share of freehold
- Chain Free!!

**£379,995**  
**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](http://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.

## Communal Entrance

## STAIRS TO FIRST FLOOR

## Entrance Hall

## Lounge

## Bathroom

## Bedroom 1

## Bedroom 2

## Kitchen

## Tenure

We are informed that the tenure is Share of Freehold

Annual Ground rent £10.00

Lease Years Remaining 108

Annual Service Charge £2,160.00

## Council Tax

Council tax band: D


## 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](mailto:info@melvinjacobs.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	10	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

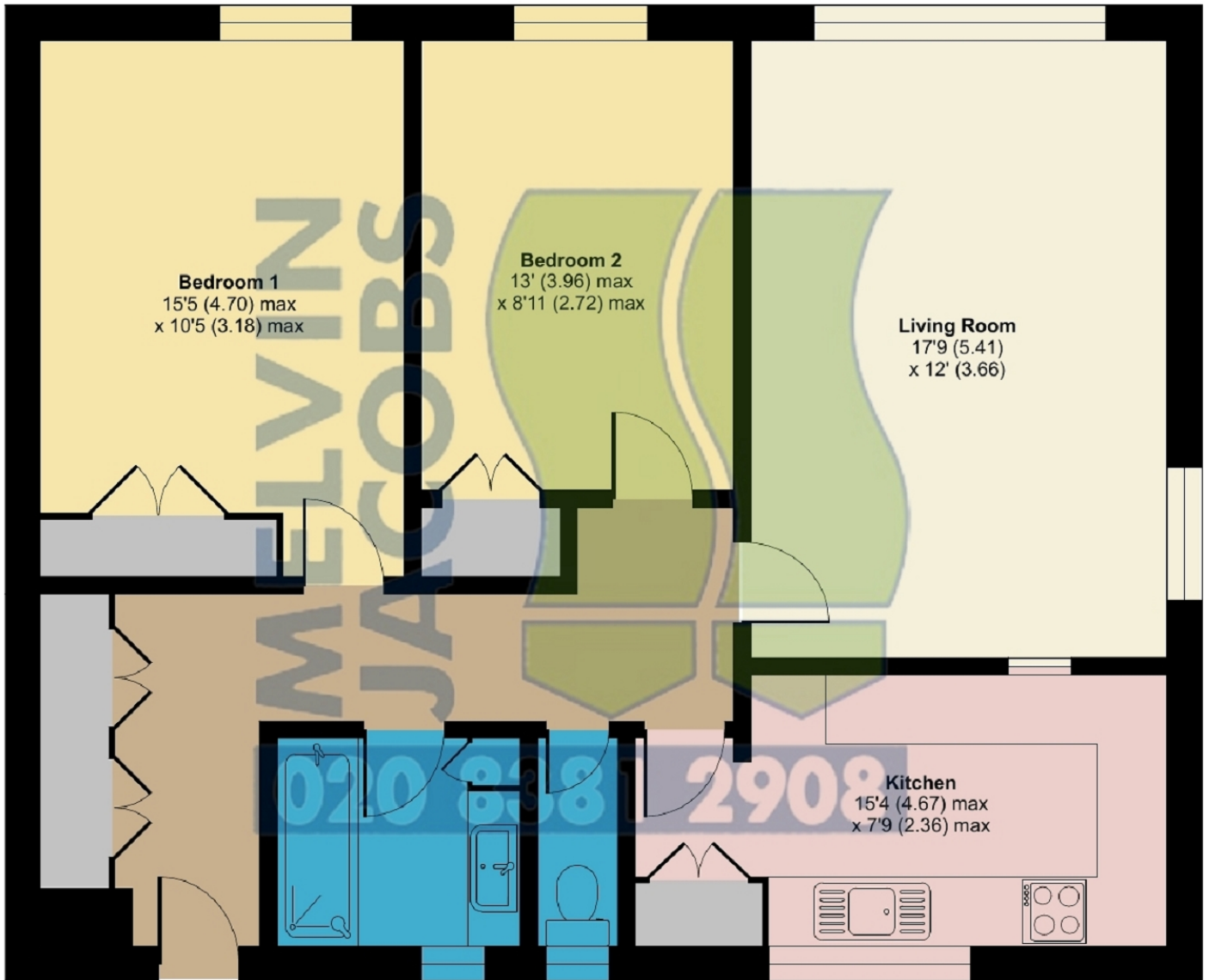
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



# York House, Stratton Close, Edgware, HA8 6QA

Approximate Area = 845 sq ft / 78.5 sq m

For identification only - Not to scale



FIRST 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: 1049315