

Hillgrove house, 186A High Street, Edgware, London. HA8 7EX



020 8381 2908



- 2 Bedrooms
- 2 Bathrooms
- Kitchen
- Reception room
- Lift
- Second floor
- New Build
- Communal Gardens
- Allocated Parking Space
- Must View NHBC 10 year Guarenteed

£565,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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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

Lift and Stairs to 2nd Floor

Entrance Hall

Lounge/Dining Room/Kitchen/Breakfast Room

Bedroom 1 (19' 08" x 9' 06") or (5.99m x 2.90m)

En Suite

Bedroom 2/Reception Room (15' 08" x 7' 06") or (4.78m x 2.29m)

Family Bathroom

Balcony (12' 03" x 4' 11") or (3.73m x 1.50m)

Allocated Parking

TERMS

Tenure

We are informed that the tenure is Leasehold

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

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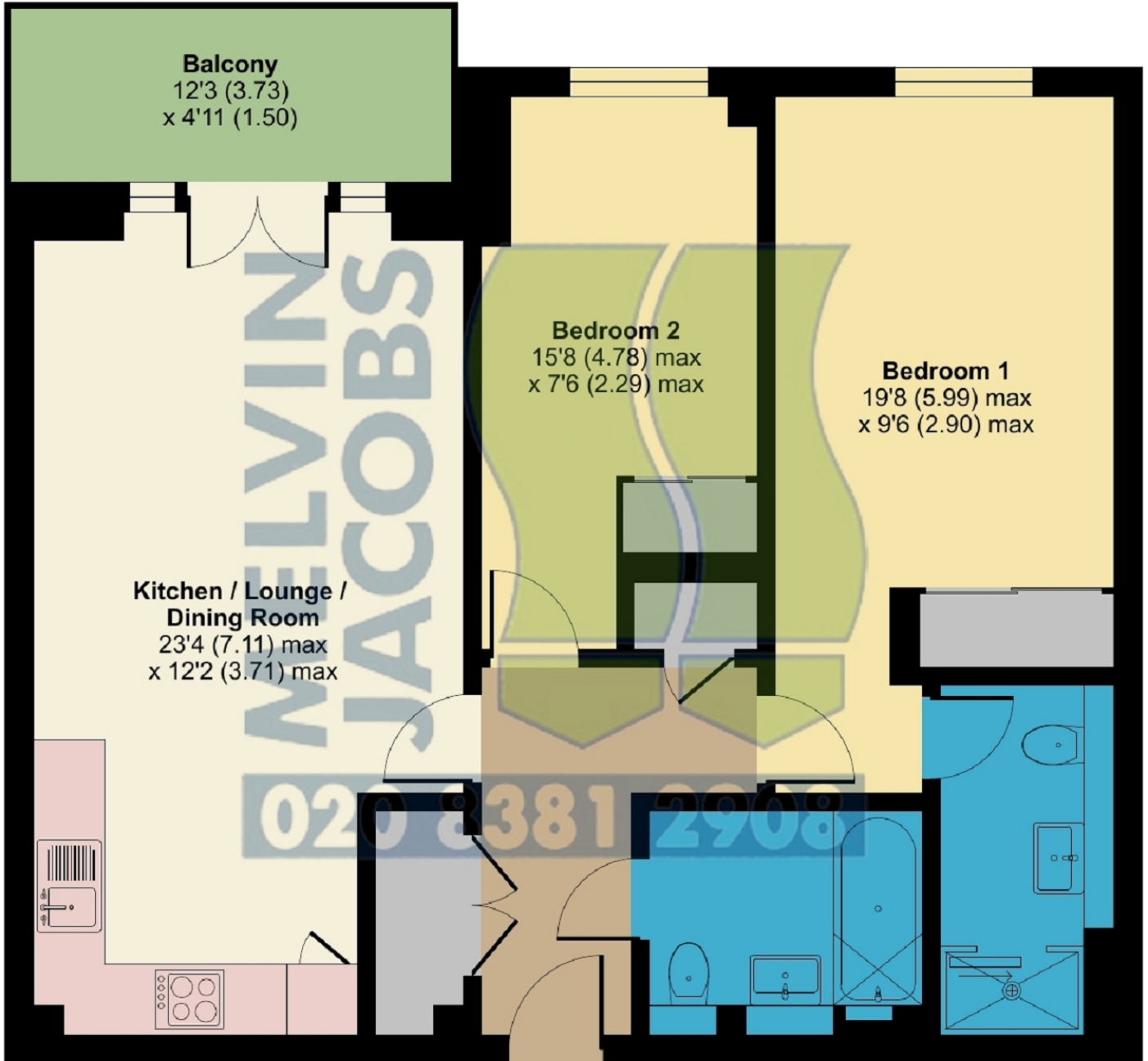
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

High Street, Edgware, HA8 7EX

Approximate Area = 778 sq ft / 72.2 sq m

For identification only - Not to scale



SECOND 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: 1052378