- 2 Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Lounge/Dining Room
- Kitchen
- Roof Terrace
- Communal Gardens
- Garage in Block
- Lift
- View Now!

£599,750
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**

MELVIN JACOBS
020 8381 2908

Communal Entrance

STAIRS AND LIFT TO 3RD FLOOR

Entrance Hall

Lounge/Dining Room (25' 08" x 23' 0") or (7.82m x 7.01m)

Kitchen (14' 0" x 7' 10") or (4.27m x 2.39m)

Bedroom 1 (17' 01" x 10' 0") or (5.21m x 3.05m)

Ensuite Shower Room

Bedroom 2 (13' 08" x 9' 09") or (4.17m x 2.97m)

Family Bathroom

Roof Terrace

Garage in Block

TERMS

Lease - 999 years from 24th September 1984
Service Charge - £2111.50 per half year - to be confirmed

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Council tax band: F

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	66	
(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.

Leamington House, 23 Stonegrove, Edgware, HA8 7TN

Approximate Area = 1225 sq ft / 113.8 sq m

For identification only - Not to scale

Bedroom 1
17'1 (5.21)
x 10' (3.05)

Bedroom 2
13'8 (4.17)
x 9'9 (2.97)

Kitchen
14' (4.27)
x 7'10 (2.39)

Roof Terrace
Approximate
33'10 (10.31)

Lounge/ Dining Room
25'8 (7.82)
x 23' (7.01)

020 8381 2908

THIRD FLOOR