

Denehurst Gardens, London, Greater London. NW4 3QS



- 2 Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Open Plan Reception Room/ Kitchen
- Conservatory
- Own Private Garden
- Duplex - Ground and First Floor
- Parquet Flooring
- View Now!
- Close to Shops and Places of Worship

**£440,000**  
**Subject To Contract**



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

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

## Entrance Hall

Open Plan Reception Room/Kitchen (16' 09" x 11' 02")  
or (5.11m x 3.40m)

Conservatory (10' 04" x 9' 07") or (3.15m x 2.92m)

Bedroom 2 (12' 0" x 11' 05") or (3.66m x 3.48m)

Family Bathroom

## STAIRS TO FIRST FLOOR

Bedroom 1 (14' 08" x 12' 0") or (4.47m x 3.66m)

Ensuite Shower Room

GARDEN (46' 0" x 20' 10") or (14.02m x 6.35m)

Parking

## TERMS

Lease - 125 years from 24th June 2010

Ground Rent - £450.00 - to be confirmed

## Tenure

We are informed that the tenure is Leasehold

## Council Tax

Council tax band: C


## Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

## Melvin Jacobs Estate Agents

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	63	
(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	

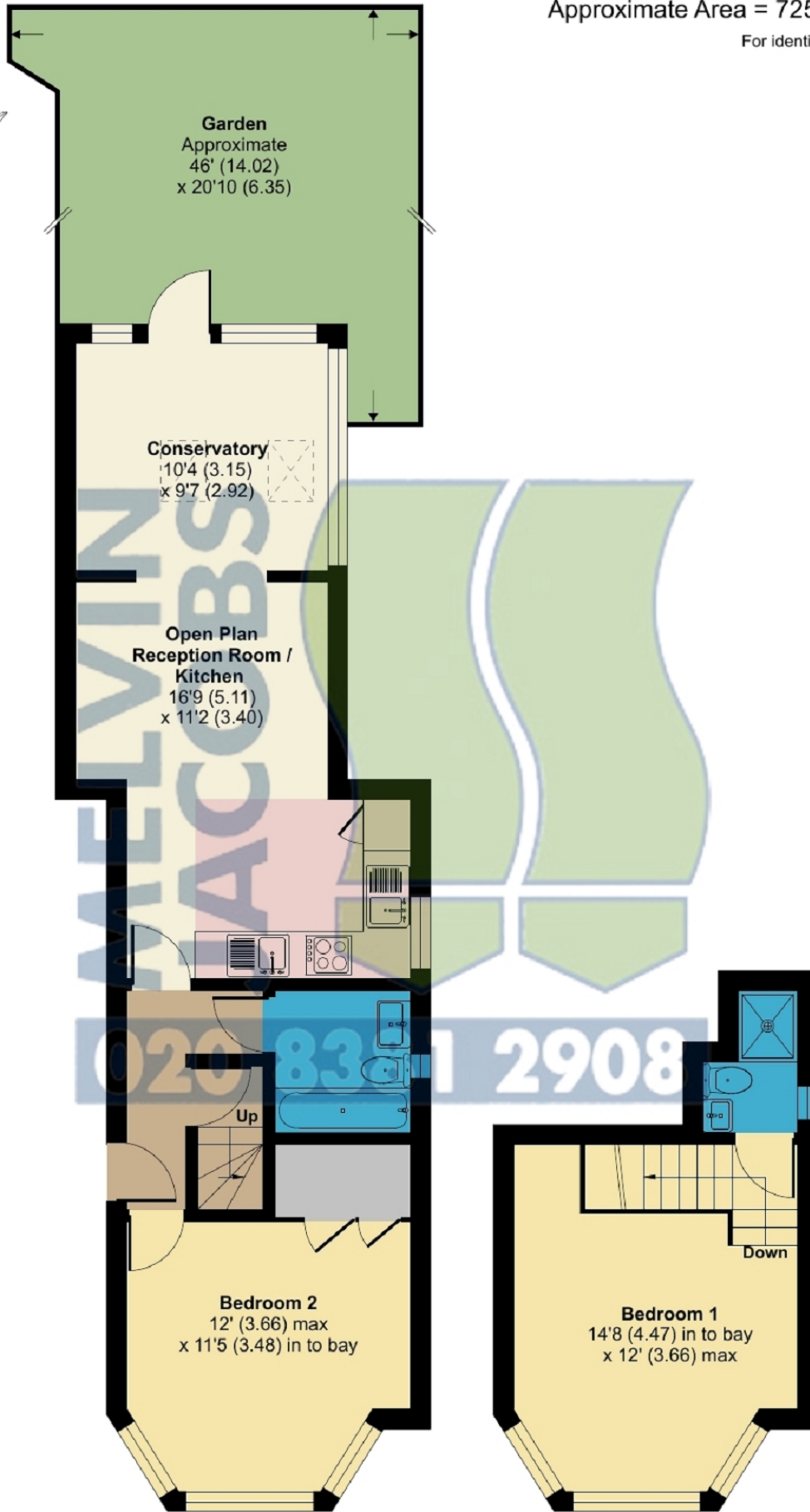
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Approximate Area = 725 sq ft / 67.3 sq m

For identification only - Not to scale



**GROUND FLOOR**

**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: 1002472 1