

1 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

£399,950
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

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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

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Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(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 = 725 sq ft / 67.3 sq m

For identification only - Not to scale



Garden
Approximate
46' (14.02)
x 20'10 (6.35)

Conservatory
10'4 (3.15)
x 9'7 (2.92)

**Open Plan
Reception Room /
Kitchen**
16'9 (5.11)
x 11'2 (3.40)

Up

Bedroom 2
12' (3.66) max
x 11'5 (3.48) in to bay

GROUND FLOOR

Down

Bedroom 1
14'8 (4.47) in to bay
x 12' (3.66) max

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