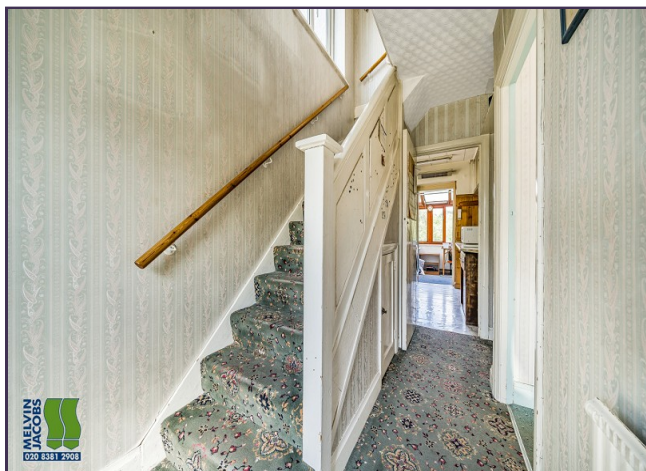


Riverdene, Edgware, London, HA8 9TB



- 3 Bedrooms
- Family Bathroom
- Separate WC
- Lounge
- Kitchen
- Dining room
- Conservatory
- Garden
- Shared Drive
- Chain Free

**£499,950**  
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](http://www.melvinjacobs.com)





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JACOBS**



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**

**Kitchen (7' 09" x 6' 05" ) or (2.36m x 1.96m)**

**Conservatory (8' 07" x 7' 05" ) or (2.62m x 2.26m)**

**Dining Room (12' 05" x 11' 05" ) or (3.78m x 3.48m)**

**Lounge (13' 00" x 10' 00" ) or (3.96m x 3.05m)**

**STAIRS TO FIRST FLOOR**

**Bedroom 1 (12' 11" x 10' 09" ) or (3.94m x 3.28m)**

**Bedroom 2 (12' 04" x 10' 09" ) or (3.76m x 3.28m)**

**Bedroom 3 (6' 05" x 5' 11" ) or (1.96m x 1.80m)**

**Family Bathroom**

**Seperate WC**

**GARDEN (61' 08" x 25' 04" ) or (18.80m x 7.72m)**

**Shed**

**Tenure- Freehold**

**Council Tax**

Council tax band: E


**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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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.

# Riverdene, Edgware, HA8 9TB

Approximate Area = 922 sq ft / 85.6 sq m

Outbuilding = 32 sq ft / 3 sq m

Total = 954 sq ft / 88.6 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: 1011760