

Centurion House, 69 Station Road, Edgware. HA8 7JQ



- 2 Bedrooms
- 2 Bathrooms (one En-Suite)
- Close to Edgware Town Centre
- Lift
- Concierge Service
- Long Lease
- Great Views
- Underground Parking Space
- Close to Shops and Transport Links
- Chain Free

**£449,995**  
**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)

**MELVIN  
JACOBS**   
020 8381 2908



**MELVIN  
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.

Lounge/Dining Room (17' 7" x 15' 9") or (5.36m x 4.80m)

Master Bedroom (15' 5" x 10' 7") or (4.70m x 3.23m)

Bedroom 2 (13' 7" x 7' 9") or (4.14m x 2.36m)

Kitchen (13' 1" x 7' 6") or (3.99m x 2.29m)

Balcony Accessed From Lounge/Dining Room

Balcony

Tenure

We are informed that the tenure is Leasehold

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

e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

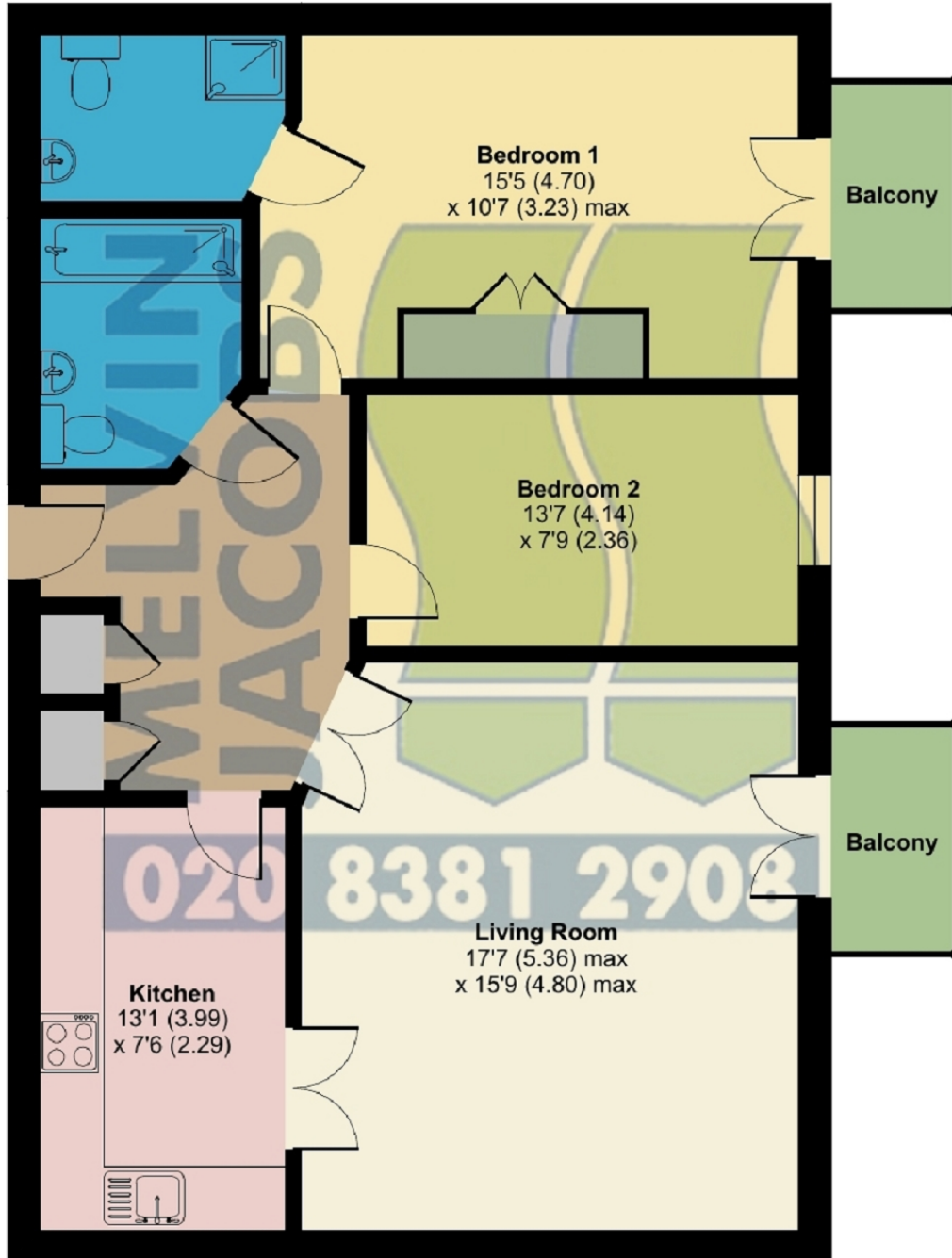
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

# Station Road, Edgware, HA8 7JQ

Approximate Area = 879 sq ft / 81.7 sq m

For identification only - Not to scale



**FOURTH FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Melvin Jacobs Estate Agents. REF: 1097230