

Lodge Close, Canons Drive, Edgware, London. HA8 7RL



- First Floor
- 3 Bedrooms
- 2 Bathrooms (1 En Suite)
- Guest WC
- Gas Central Heating
- Double Glazed Windows
- Allocated Parking in Main Garage
- Share of Freehold
- On Site Caretaker

£575,000
Subject To Contract



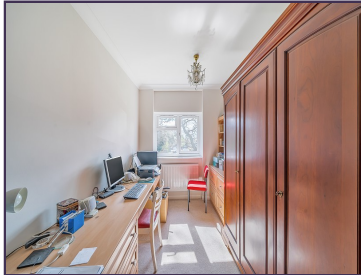
MELVIN JACOBS ESTATE AGENTS
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These particulars are prepared with all due care and attention for the convenience of intending purchasers but their accuracy is not guaranteed and they do not form any part of a contract. Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contract.

Lounge/Dining Area (20' 2" x 18' 4") or (6.15m x 5.58m)

Kitchen (11' 11" x 7' 2") or (3.64m x 2.19m)

Balcony

Bathroom

Hallway

Bedroom 1 (18' 4" x 15' 7") or (5.58m x 4.76m)

En-Suite Bathroom

Bedroom 2 (15' 0" x 7' 5") or (4.57m x 2.27m)

Bedroom 3 (11' 1" x 8' 2") or (3.39m x 2.49m)

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

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Middlesex,
HA8 7LY

e: info@melvinjacobs.com

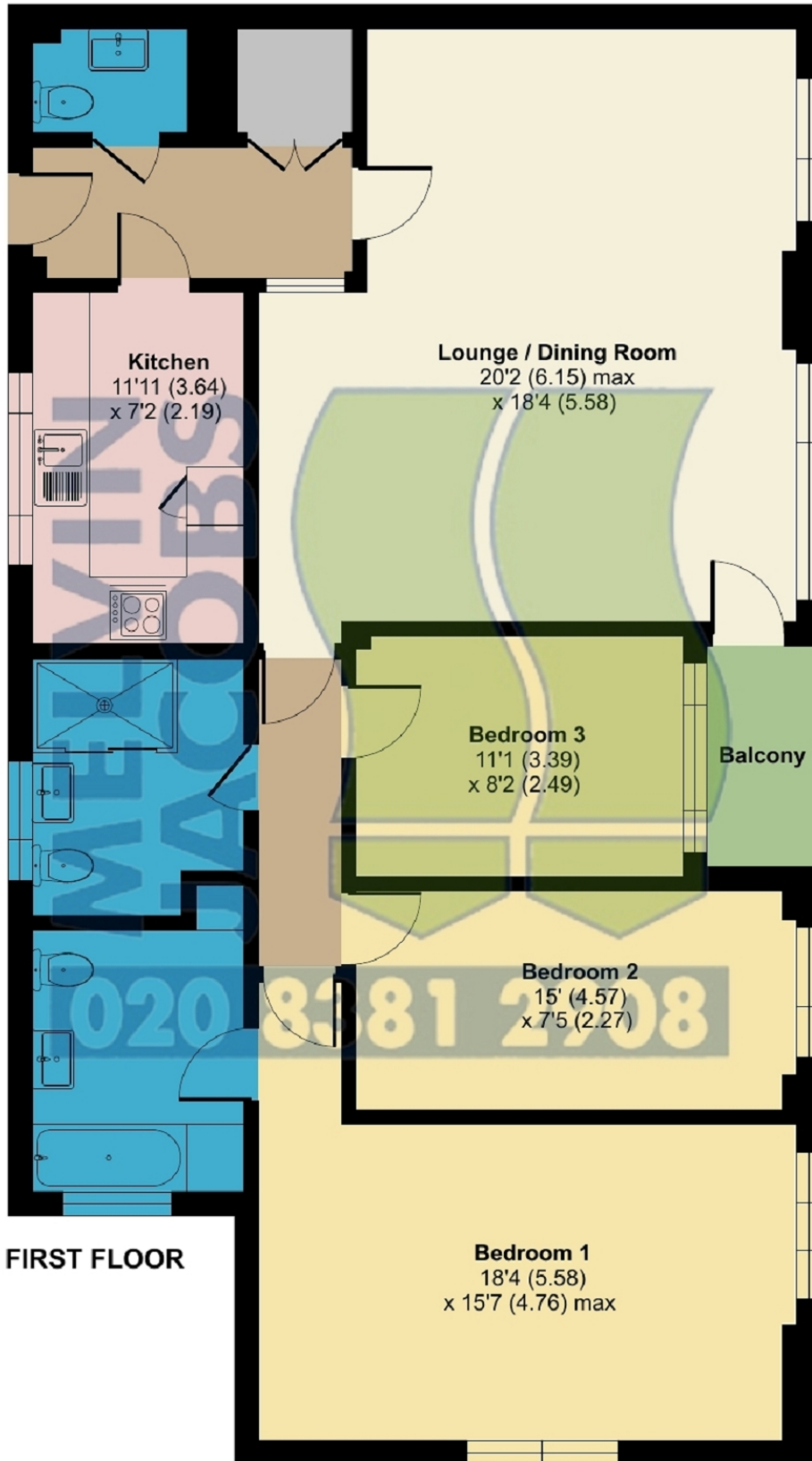
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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Approximate Area = 1149 sq ft / 106.7 sq m

For identification only - Not to scale



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: 1108931