

Oban Court, Pentand Avenue, Edgware, London. HA8 8LB



- 2 Bedrooms
- First Floor
- Fitted Kitchen
- Bathroom / WC
- Situated off Glengall Road
- Close to Rosh Pinah and Broadfields Primary Schools
- Allocated Parking Space

£359,950
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.

Lounge (16' 0" x 10' 0") or (4.88m x 3.05m)

Kitchen (9' 11" x 8' 5") or (3.02m x 2.57m)

Bedroom 1 (14' 1" x 8' 4") or (4.29m x 2.54m)

Bedroom 2 (10' 0" x 6' 8") or (3.05m x 2.03m)

Hallway

Bathroom

Tenure

We are informed that the tenure is Leasehold

Council Tax

Council tax band: D

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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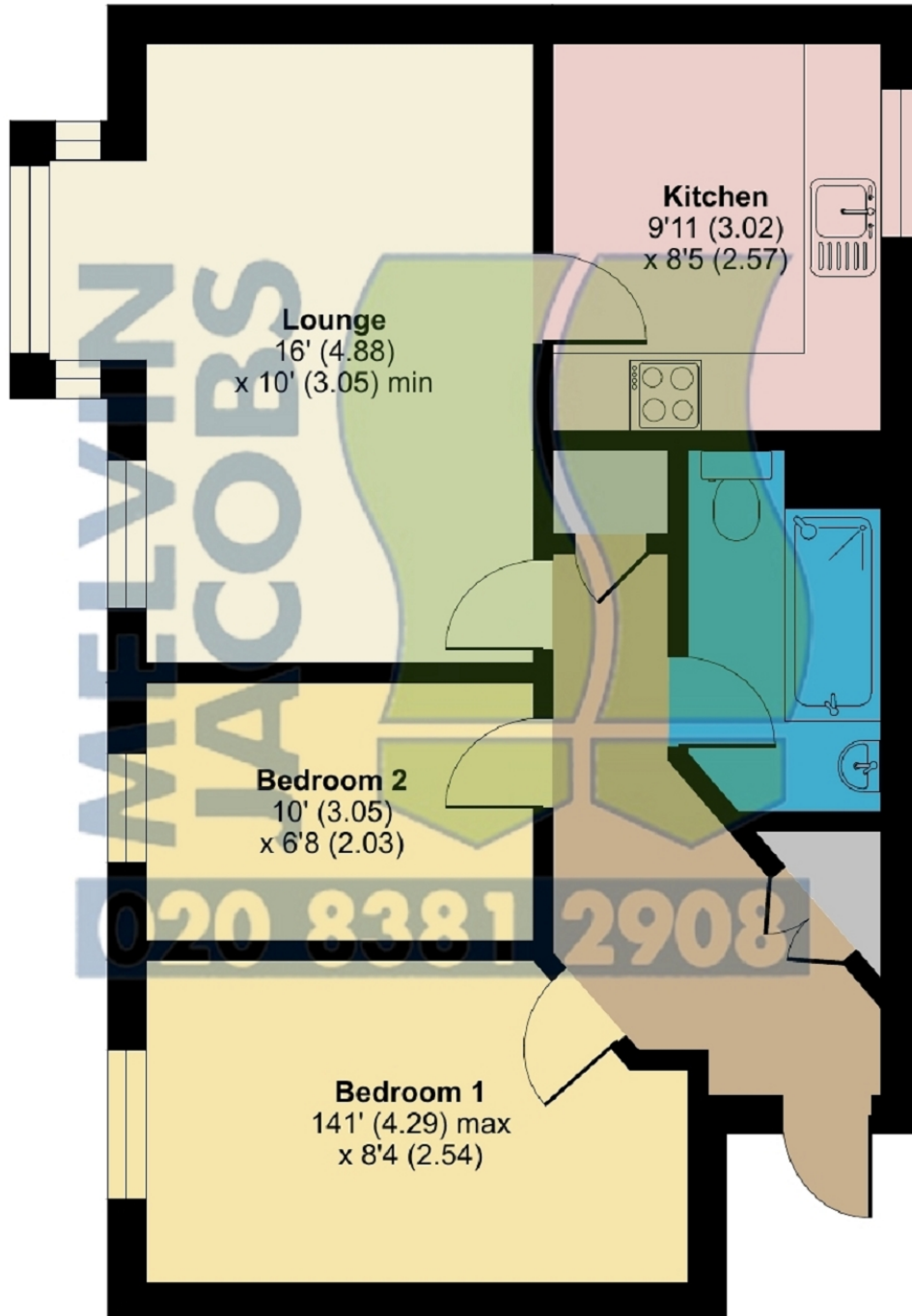
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Pentland Avenue, Edgware, HA8 8LB

Approximate Area = 596 sq ft / 55.4 sq m

For identification only - Not to scale



FIRST 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: 1118507