



- 2 Bathrooms (one En-suite)
- Kitchen
- Reception Room
- Second Floor
- New Build NHBC 10 Year Guarantee
- **Communal Gardens**
- Allocated Parking Space

£549,995 **Subject To Contract** 





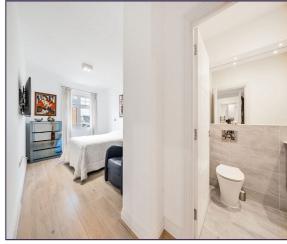


## **MELVIN JACOBS ESTATE AGENTS**

Sales, Lettings & Block Management

















Lounge/Dining Room/Kitchen/Breakfast Room (23' 4" x 12' 2") or (7.11m x 3.71m)

Bedroom 1 (19' 8" x 9' 6") or (5.99m x 2.90m)

**En Suite** 

Bedroom 2 (15' 8" x 7' 6") or (4.78m x 2.29m)

Balcony (12' 3" x 4' 11") or (3.73m x 1.50m)

Bathroom 2

**Tenure** 

We are informed that the tenure is Leasehold

**Council Tax** 

Council tax band: D

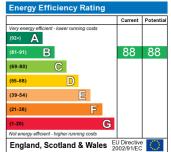
Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

## **Melvin Jacobs Estate Agents**

45 - 47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY

e: info@melvinjacobs.com



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.

