

High Street, Edgware, Greater London. HA8 7EX



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

£549,995
Subject To Contract



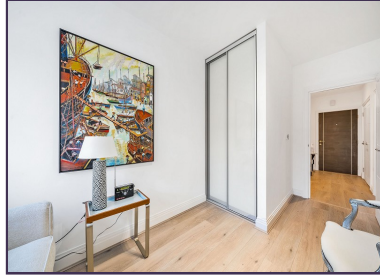
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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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 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

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Middlesex,
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e: info@melvinjacobs.com

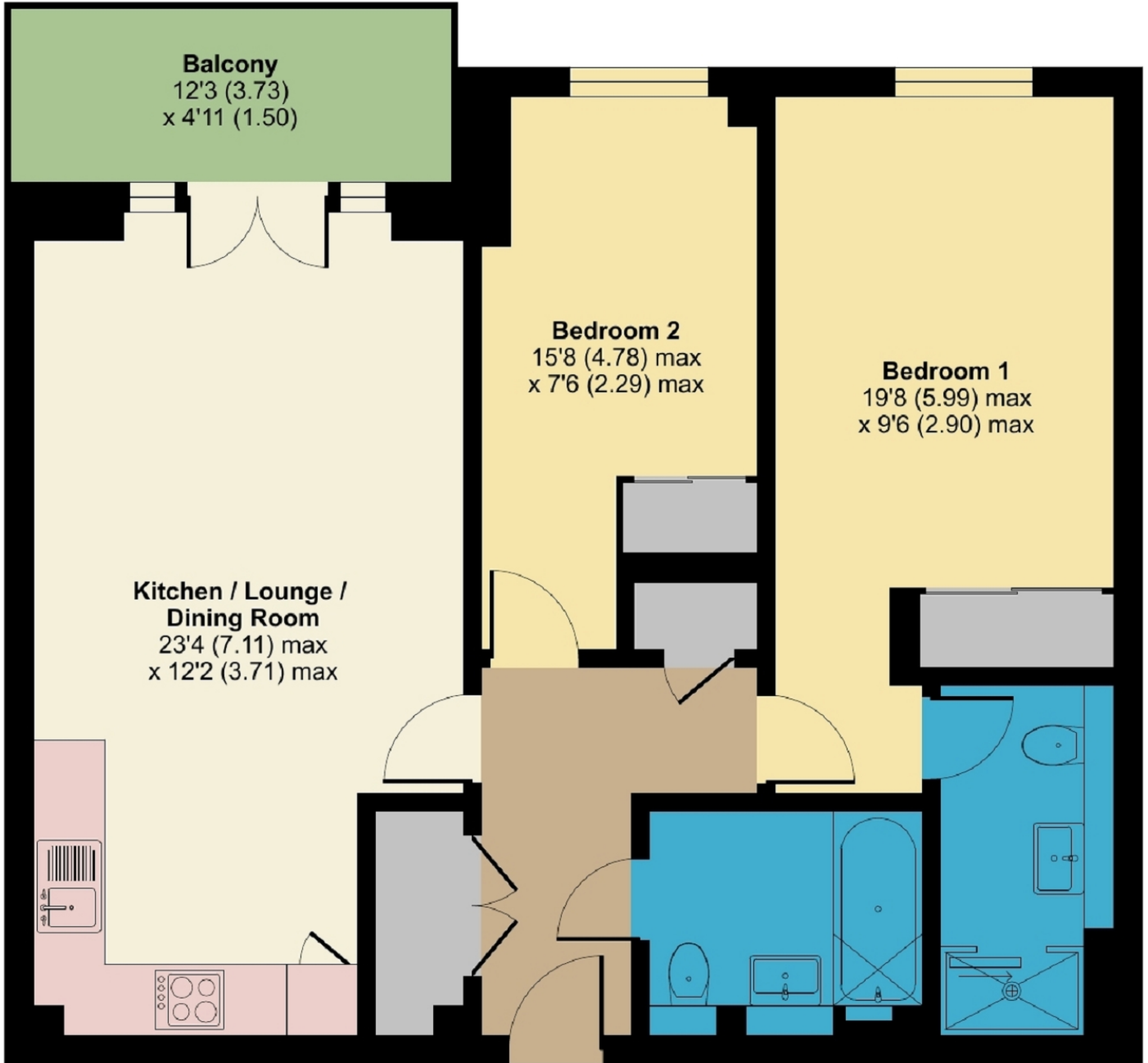
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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Approximate Area = 778 sq ft / 72.2 sq m

For identification only - Not to scale



SECOND 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: 1052378