

Green Lane, Edgware, Greater London. HA8 8YT



- No Upper Chain Free
- Ground Floor
- Patio
- Open Plan Kitchen / Living Room
- 0.9 Miles to Stanmore Underground Station
- Communal Gym
- Underground Parking
- Gas Central Heating
- Close to Schools & Places of Worship

£329,950
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

**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.

Kitchen/Living Room (19' 5" x 12' 10") or (5.92m x 3.91m)

Bedroom 1 (11' 7" x 10' 6") or (3.53m x 3.20m)

Patio

Bathroom

Entrance Lobby

GARDEN (60' 8" x 19' 6") or (18.50m x 5.94m)

Communal Covered Parking Space

Communal Gym

Tenure

We are informed that the tenure is Leasehold

Council Tax

Council tax band: C


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

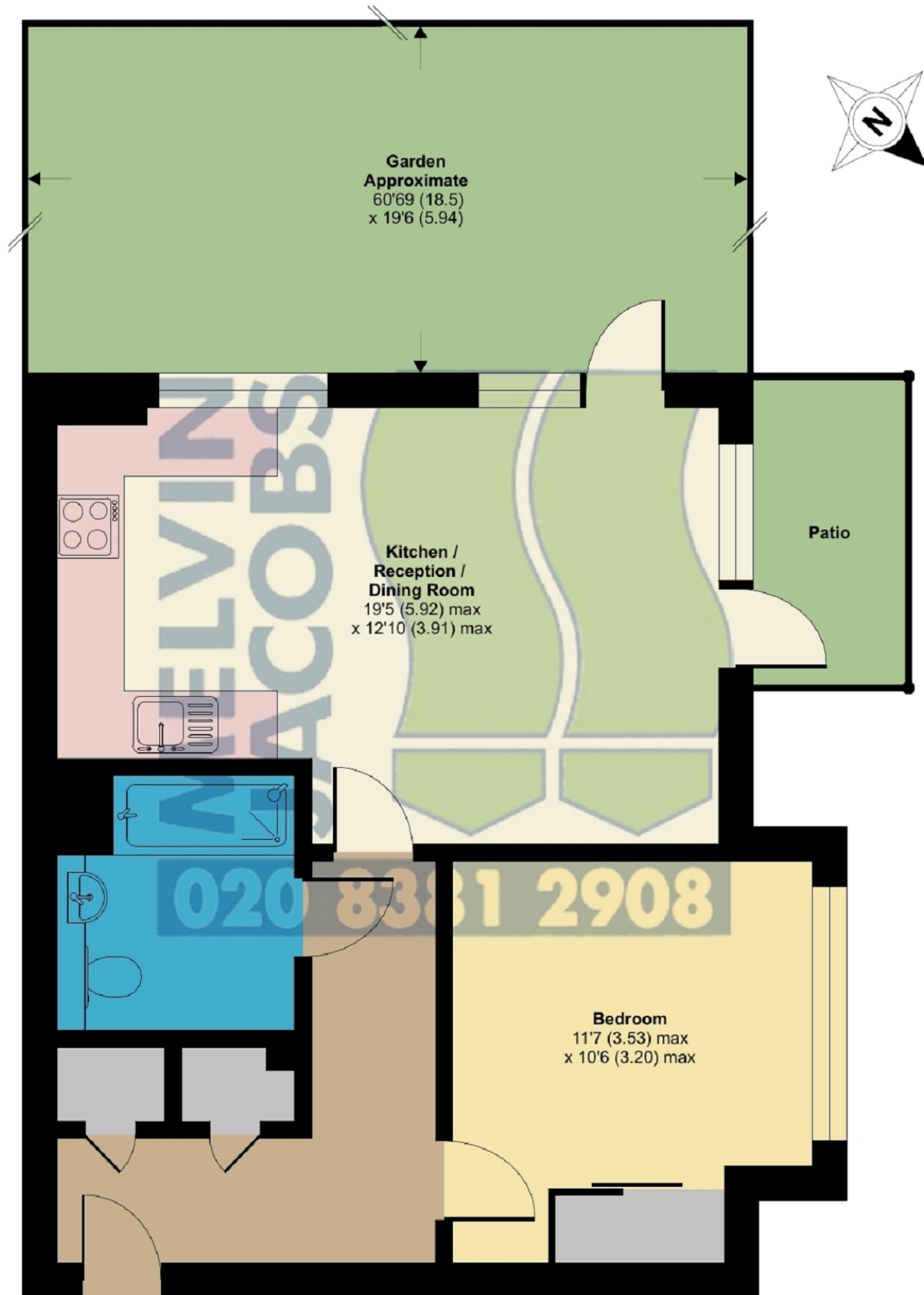
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

Brunel Court, Green Lane, Edgware, HA8 8YT

Approximate Area = 516 sq ft / 47.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Melvin Jacobs Estate Agents. REF: 1240017