

1 Rodwell Place, Edgware, Greater London. HA8 6JX



- One Bedroom Flat
- Purpose Built Building
- Good Location
- Perfect for First Time Buyer / Investment
- Long Lease
- 999 Year Lease From Purchase
- Designated Parking Space
- Low Service Charges
- Bright Flat

Offers In Excess Of  
**£260,000**  
Subject To Contract

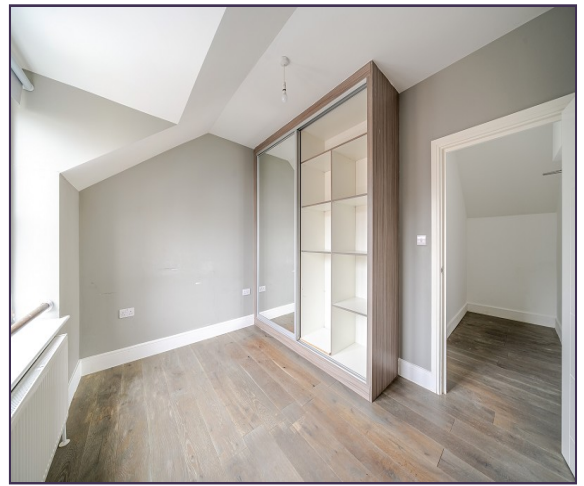


**MELVIN JACOBS ESTATE AGENTS**  
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
Tel 020 8381 2908 [www.melvinjacobs.com](http://www.melvinjacobs.com)







**MELVIN  
JACOBS**



Bedroom 1 (12' 3" x 9' 6") or (3.73m x 2.90m)

Kitchen/Diner/Family Room (20' 11" x 14' 2") or (6.38m x 4.32m)

Hallway

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

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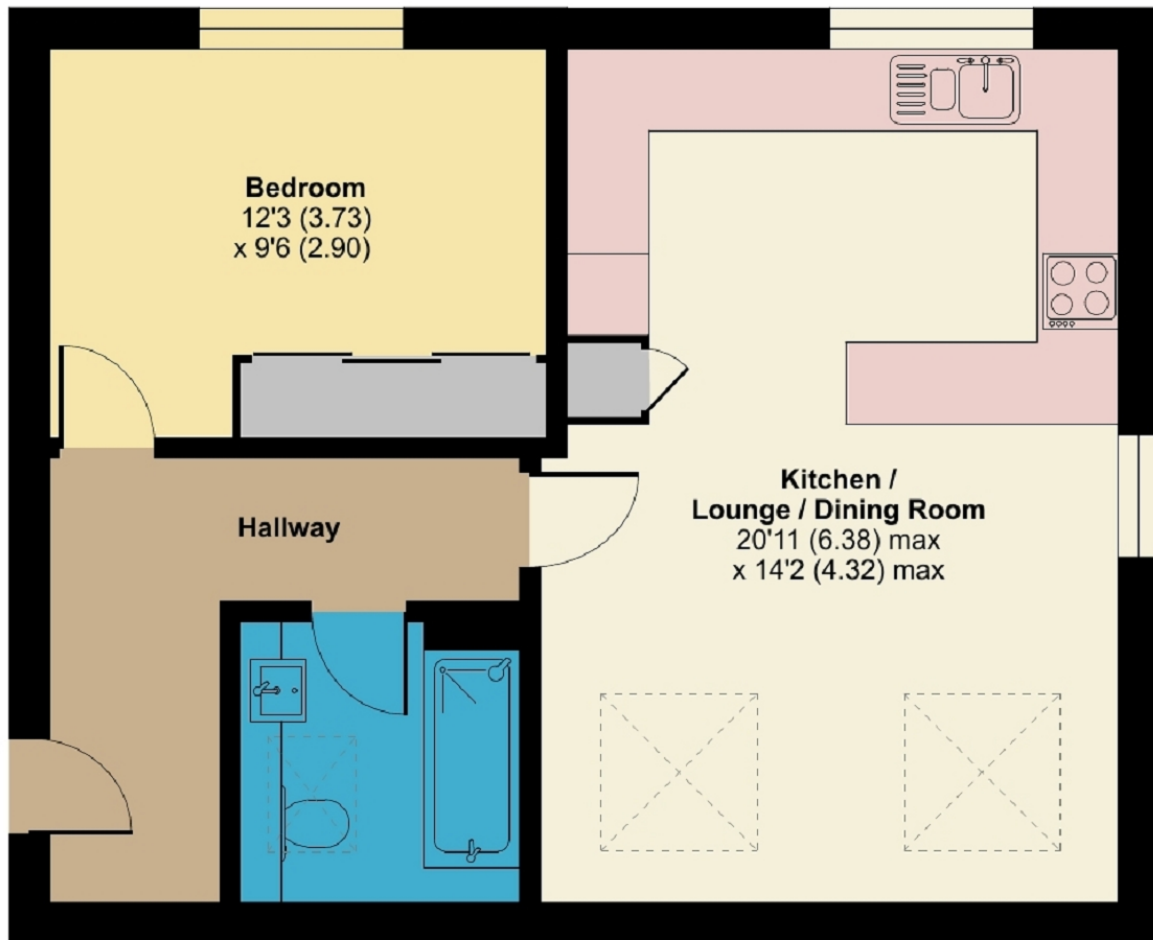
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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 = 547 sq ft / 50.8 sq m

For identification only - Not to scale



**FIRST FLOOR**

