

23 Stonegrove, Edgware, Greater London. HA8 7TN



- Ground Floor Flat
- 2 Double Bedrooms
- Living Room
- Modern Kitchen
- 2 Bathrooms
- Chain Free
- Double Glazing
- Gas Central Heating
- Garage
- Prestigious Block

Offers In Excess Of
£465,000
Subject To Contract



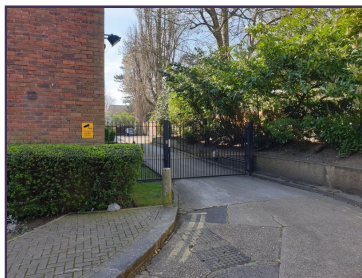
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
Tel 020 8381 2908 www.melvinjacobs.com





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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.

Entrance Hall

Living Room (20' 2" x 16' 0") or (6.14m x 4.87m)

Kitchen (9' 10" x 7' 9") or (2.99m x 2.36m)

Master Bedroom (15' 7" x 10' 8") or (4.75m x 3.25m)

En Suite

Bedroom 2 (12' 5" x 10' 6") or (3.78m x 3.20m)

Bathroom

Balcony

Garage

Tenure

We are informed that the tenure is Leasehold

Council Tax

Council tax band: E

Viewing

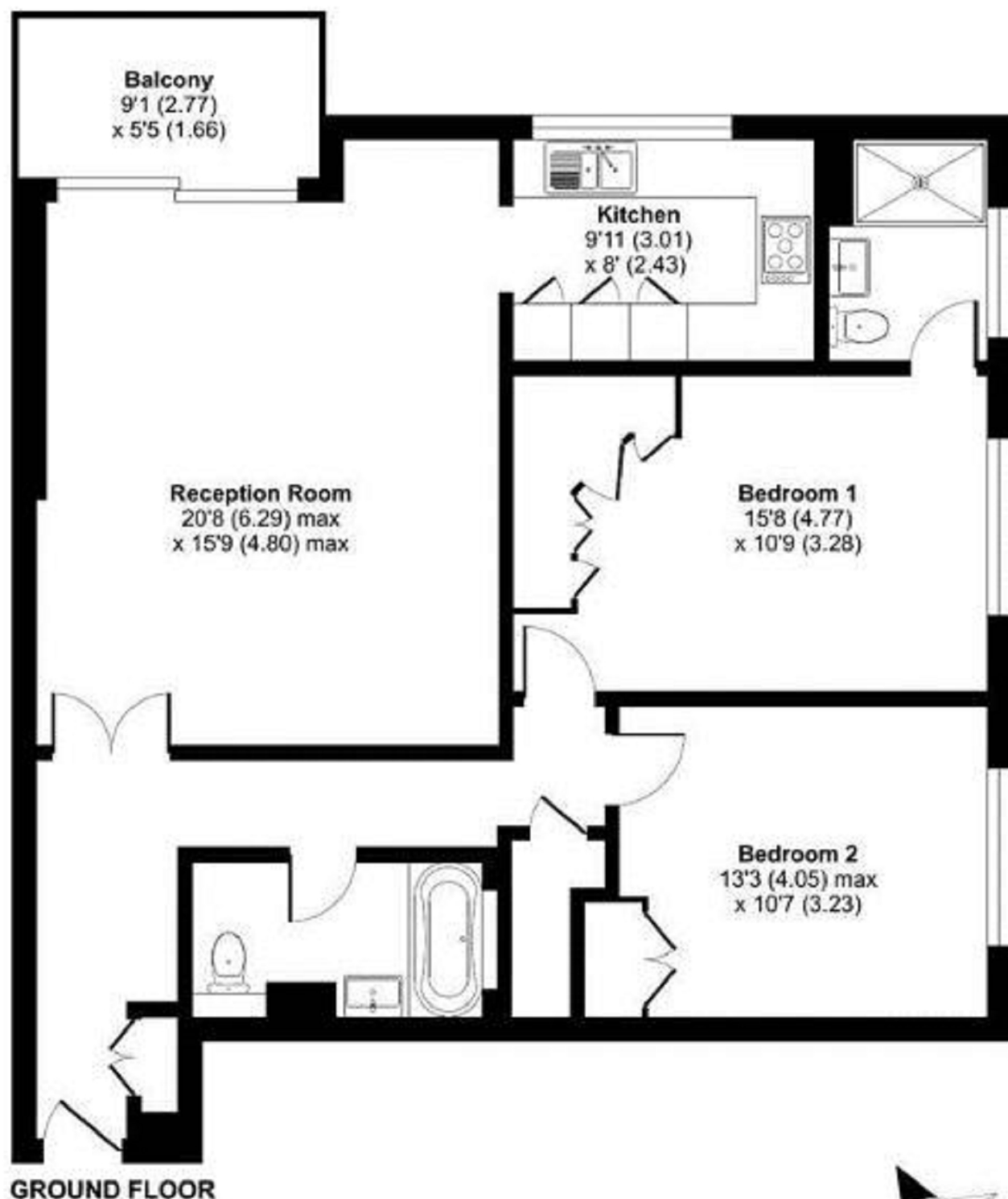
Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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		
(69-80) C	74	80
(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.



Approximate Area = 966 sq ft / 89.7 sq m

For identification only - Not to scale

