

Station Road, Edgware, Greater London. HA8 7JQ



£399,950

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**



Entrance Lobby

Entrance Hall

Lounge/Dining Room (17' 7" x 15' 9") or (5.36m x 4.80m)

Master Bedroom (15' 5" x 10' 7") or (4.70m x 3.23m)

Bedroom 2 (13' 7" x 7' 9") or (4.14m x 2.36m)

Kitchen (13' 1" x 7' 6") or (3.99m x 2.29m)

En Suite

Balcony Accessed From Lounge/Dining Room

Balcony

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

e: info@melvinjacobs.com

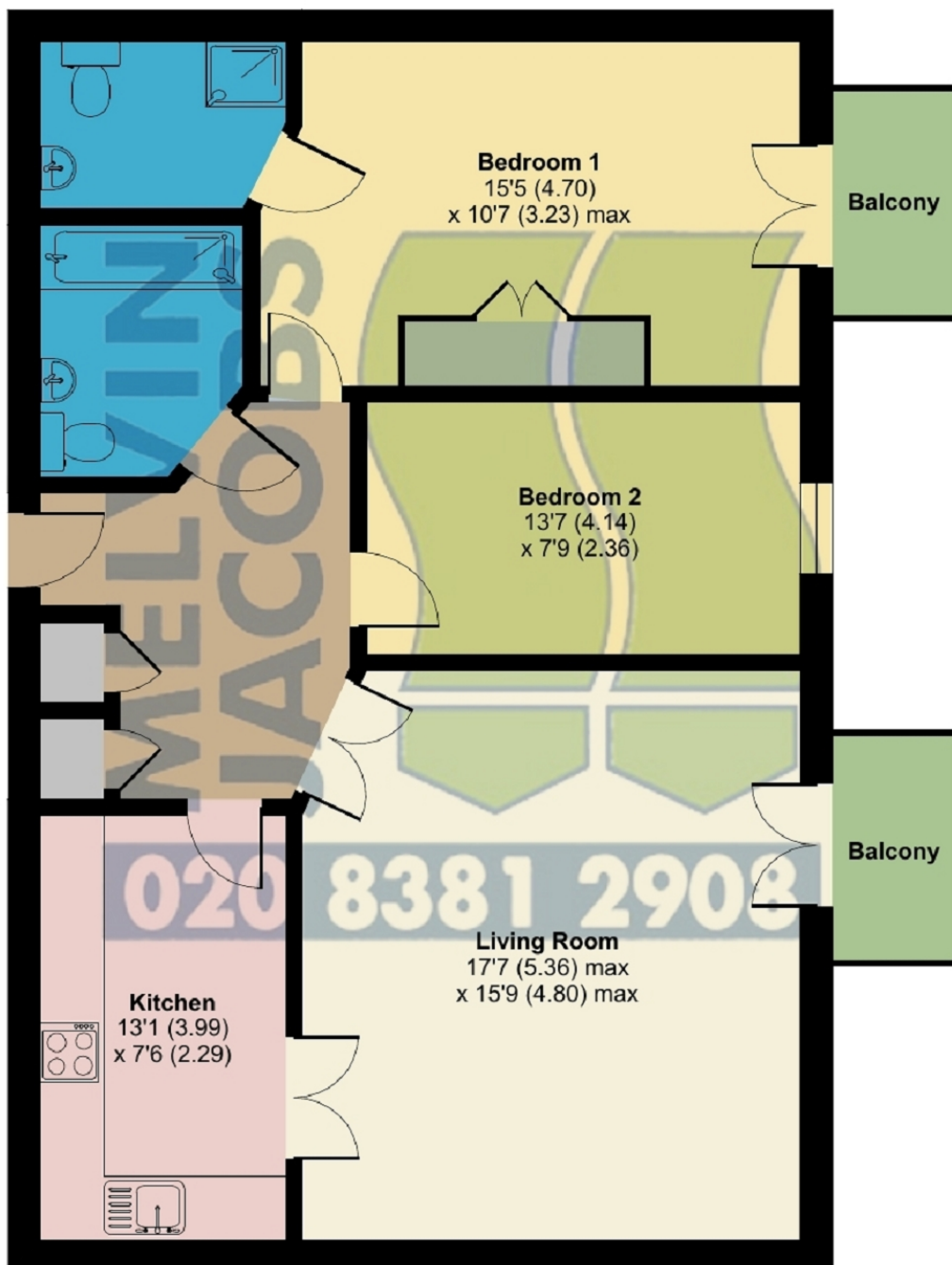
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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 = 879 sq ft / 81.7 sq m

For identification only - Not to scale



FOURTH FLOOR