

Station Road, Edgware, Greater London. HA8 7JQ



- 2 Bedrooms
- 2 Bathrooms (One En Suite)
- Close to Edgware Town Centre
- Lift
- Concierge Service
- Long Lease
- Great Views
- Underground | Secure Parking
- Close to Shops & Transport Links
- Chain Free

Offers in excess of  
**£375,000**  
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**



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 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

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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		

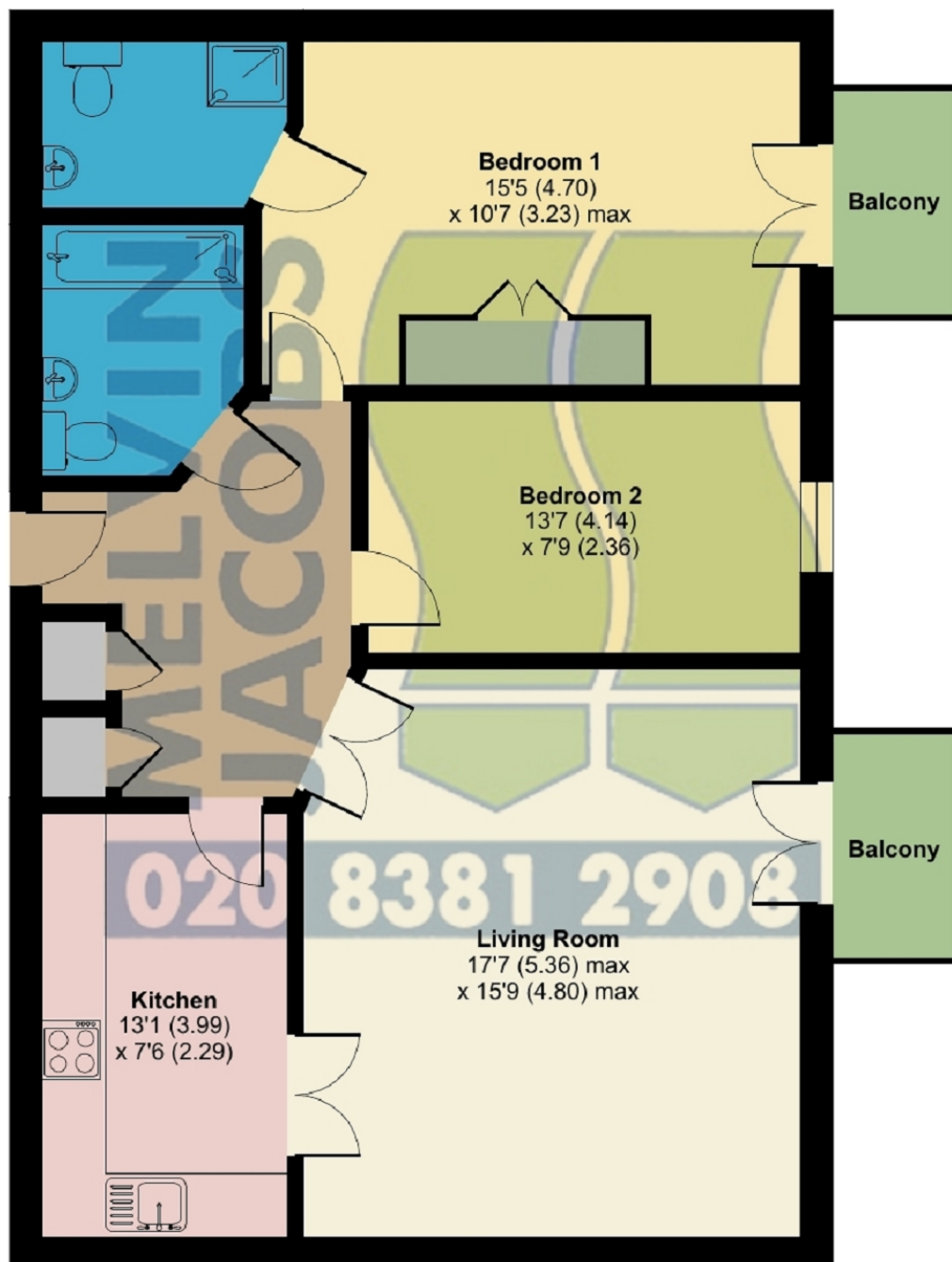
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Approximate Area = 879 sq ft / 81.7 sq m

For identification only - Not to scale



FOURTH FLOOR