

Sandringham Court Priory Field Drive Edgware Greater
London. HA8 9QU



- Chain Free
- Bright and Spacious
- Master Bedroom with En-Suite
- Allocated Parking
- First Floor
- Share of Freehold
- Close to Public Transport
- Within School Catchment Area

£395,000
Subject To Contract



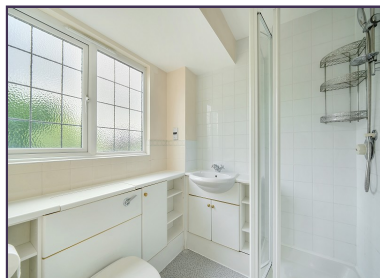
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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





**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.

Hallway

Bedroom 1 (13' 9" x 11' 10") or (4.19m x 3.61m)

Bedroom 2 (11' 10" x 10' 6") or (3.61m x 3.20m)

Lounge/Dining Area (14' 8" x 13' 6") or (4.47m x 4.11m)

Bathroom

En-suite shower room

Tenure

We are informed that the tenure is Share of Freehold

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

e: info@melvinjacobs.com

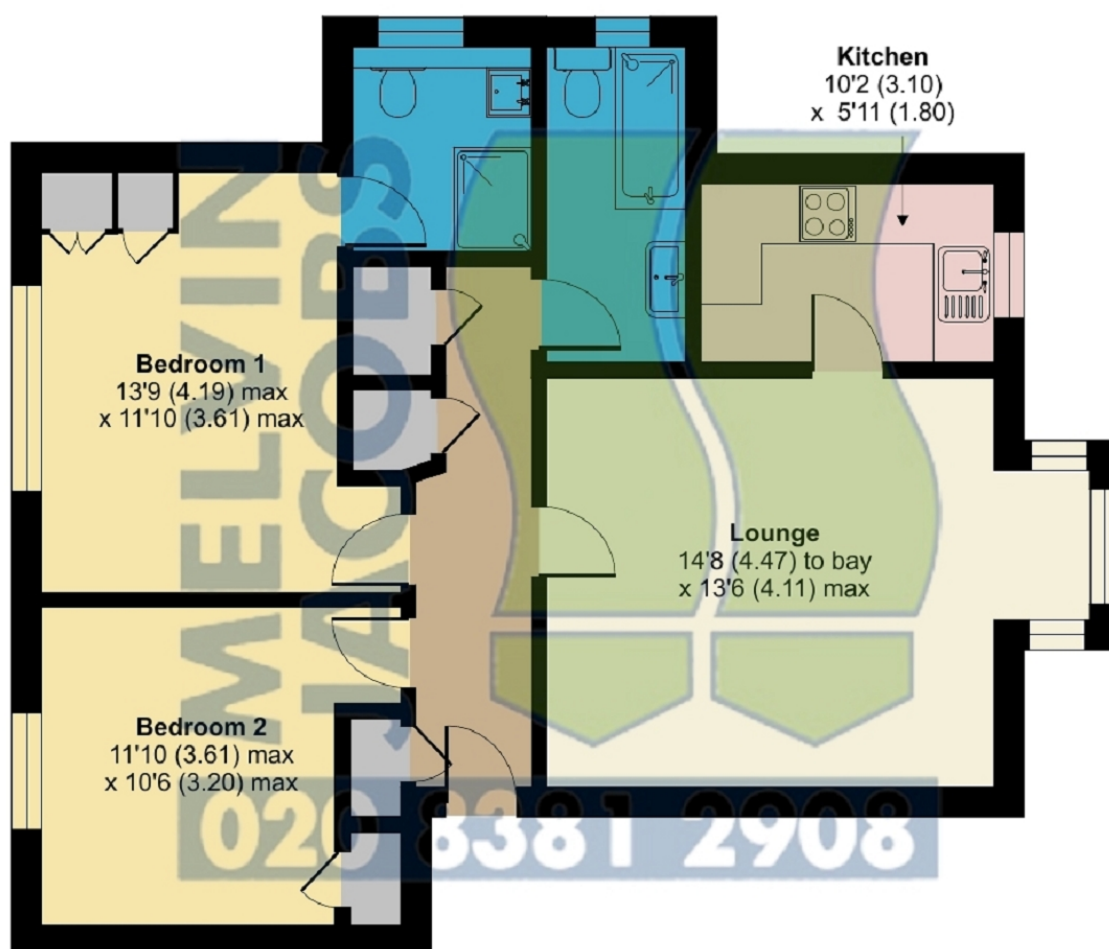
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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.

Sandringham Court, Priory Field Drive, Edgware, HA8 9QU

Approximate Area = 742 sq ft / 69 sq m

For identification only - Not to scale



FIRST FLOOR

