

Orchard Grove, Edgware, Greater London. HA8 5BN



- 4 Bedrooms
- Off Street Parking
- Ready for HMO Usage (STP)
- Close to Schools
- Freehold
- Large Kitchen
- Close to Shops
- Within Catchment Area of Krishna Avanti Primary School

£715,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
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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.

Kitchen (14' 0" x 9' 1") or (4.27m x 2.76m)

Dining Room (8' 9" x 7' 10") or (2.66m x 2.40m)

Bathroom

Lounge (15' 11" x 13' 4") or (4.84m x 4.06m)

GARDEN (54' 1" x 13' 1") or (16.48m x 3.99m)

Garage (26' 6" x 9' 2") or (8.08m x 2.80m)

Garage Conversion (13' 11" x 9' 1") or (4.24m x 2.76m)

Bedroom 1 (12' 8" x 10' 5") or (3.87m x 3.18m)

Bedroom 2 (16' 5" x 11' 2") or (5.01m x 3.40m)

Bedroom 3 (10' 4" x 9' 9") or (3.16m x 2.98m)

Bedroom 4 (8' 9" x 6' 1") or (2.66m x 1.86m)

Bathroom

Tenure

We are informed that the tenure is 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,
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HA8 7LY

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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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 = 1039 sq ft / 96.5 sq m
 Limited Use Area(s) = 47 sq ft / 4.3 sq m
 Garage = 243 sq ft / 22.5 sq m
 Outbuilding = 128 sq ft / 11.8 sq m
 Total = 1457 sq ft / 135.1 sq m

For identification only - Not to scale

