



- 2 Bedrooms
- En Suite Shower
- Family Bathroom
- Lounge / Dining Room
- Kitchen
- Communal Gardens
- Reserved Parking via Gated Entrance
- Chain Free

Offers Over
£350,000
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.

Entrance Hall

Lounge/Dining Area (18' 9" x 12' 3") or (5.72m x 3.73m)

Kitchen (10' 3" x 7' 4") or (3.12m x 2.24m)

Bedroom 1 (14' 3" x 11' 5") or (4.34m x 3.48m)

En-suite shower room

Bedroom 2/Reception Room (14' 3" x 8' 4") or (4.34m x 2.54m)

Bathroom

Communal Gardens

Parking Via Secure Entrance

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

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Edgware,
Middlesex,
HA8 7LY

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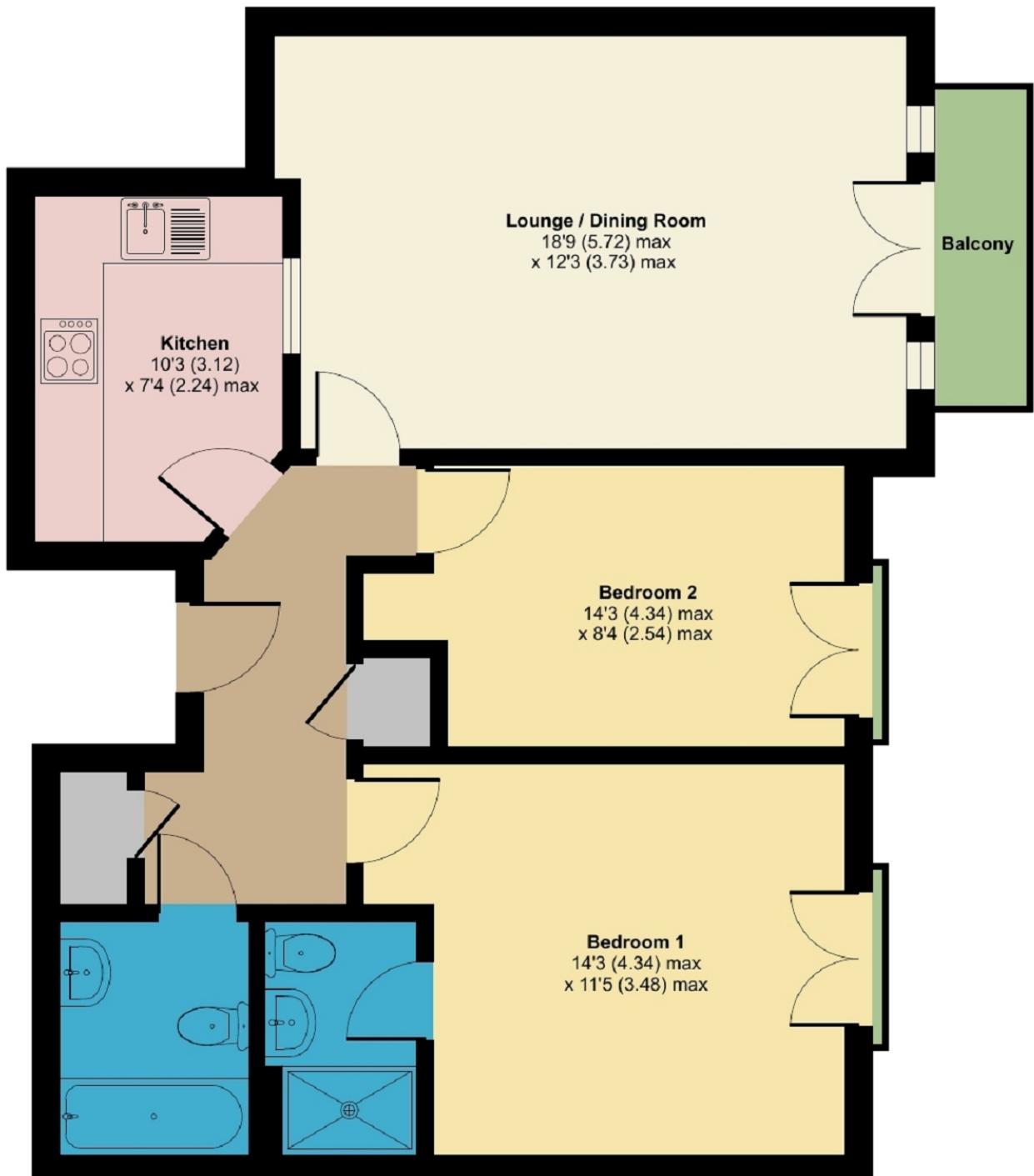
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
A		
(81-91)		
B		85
(69-80)		
C	79	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
		

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.

Mayfair Court, Stonegrove, Edgware, HA8 7UH

Approximate Area = 742 sq ft / 69 sq m

For identification only - Not to scale



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022.
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