

Swynford Gardens, London, Greater London. NW4 4XL



- Long Lease
- Reception Room
- Double Bedroom
- Modern Kitchen
- Communal Gardens
- Parking Spot
- Entrance Hall
- 2nd Floor
- Bathroom W/C

**£264,050**  
Subject To Contract



**MELVIN JACOBS ESTATE AGENTS**  
Sales, Lettings & Block Management

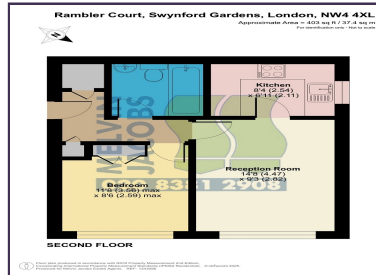
45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
Tel 020 8381 2908 [www.melvinjacobs.com](http://www.melvinjacobs.com)







**MELVIN  
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Entrance Hall

Kitchen (6' 8" x 6' 11") or (2.04m x 2.11m)

Reception 1 (14' 8" x 9' 3") or (4.47m x 2.82m)

Bathroom

Bedroom 1 (11' 8" x 8' 6") or (3.56m x 2.59m)

Tenure

We are informed that the tenure is Leasehold

Council Tax

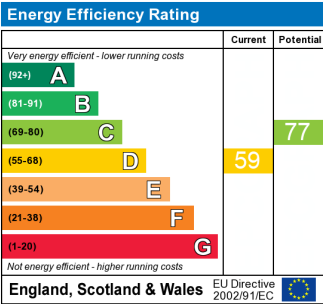
Council tax band: C

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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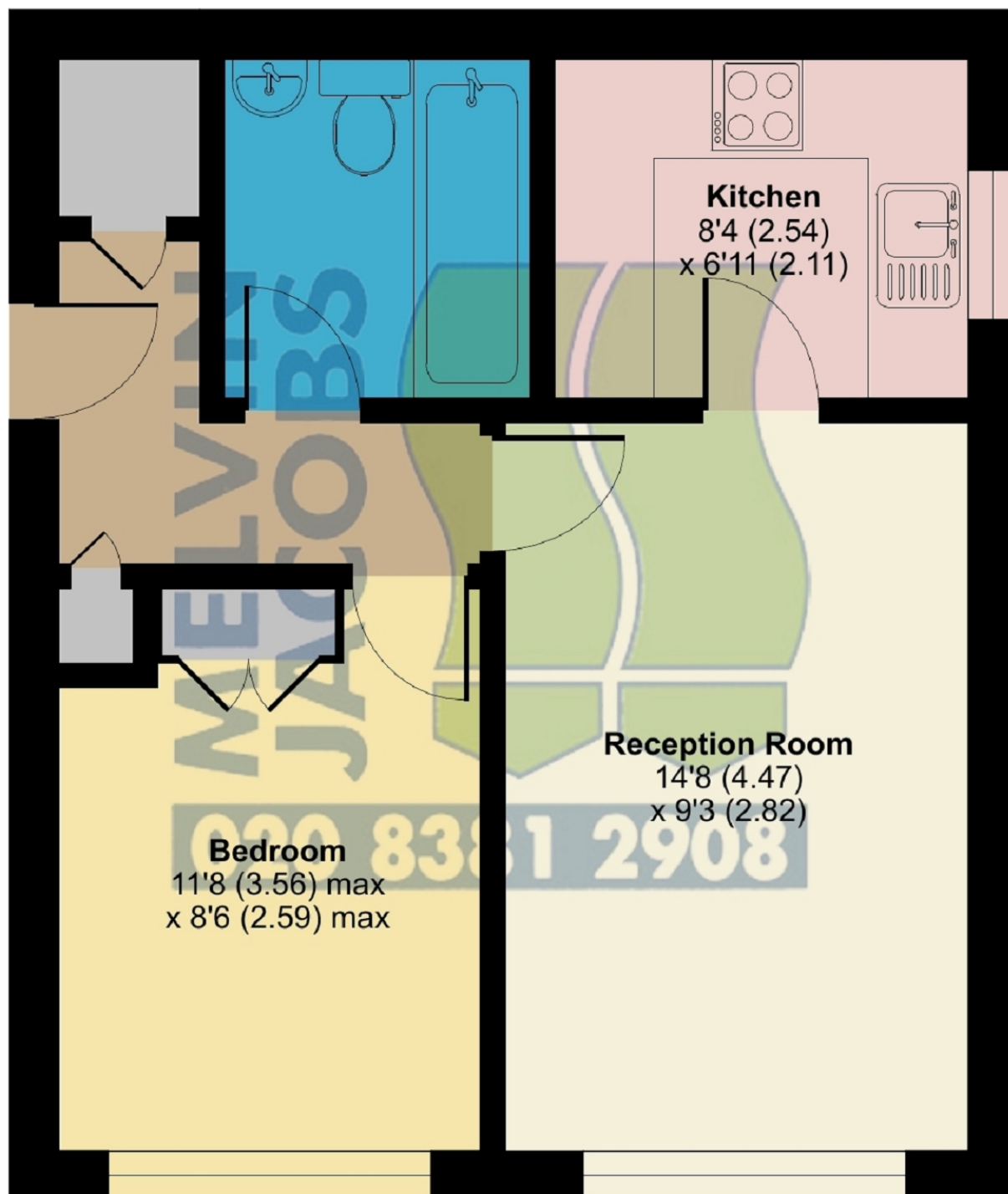
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



# Rambler Court, Swynford Gardens, London, NW4 4XL

Approximate Area = 403 sq ft / 37.4 sq m

For identification only - Not to scale



## SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Melvin Jacobs Estate Agents. REF: 1243086