



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

**£264,050**  
Subject To Contract



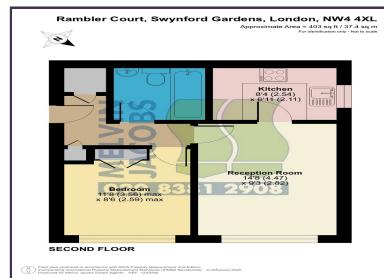
**MELVIN JACOBS ESTATE AGENTS**  
Sales, Lettings & Block Management

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

**MELVIN JACOBS**  
020 8381 2908



**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 contact.

## 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

---

## Melvin Jacobs Estate Agents

45 - 47 Manor Park Crescent,  
Edgware,  
Middlesex,  
HA8 7LY

e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

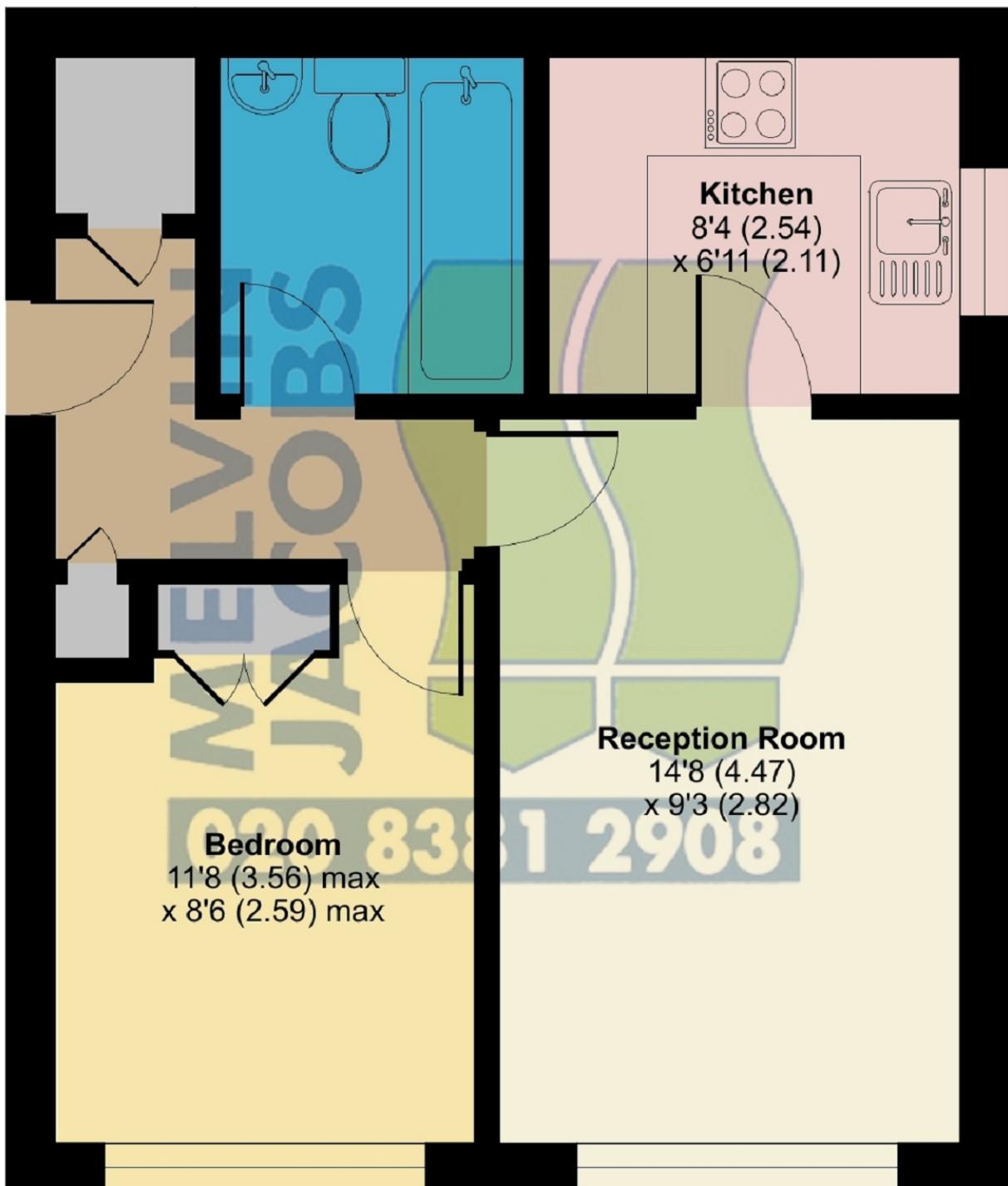
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

# 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