

Regents Court, Stonegrove, Edgware, London. HA8 8AD



- 2 Bedrooms
- Fitted Kitchen
- Garage & Communal Gardens
- Double Glazed
- Balcony
- Close to Edgware & Stanmore
- Near great Transport Links
- First Floor
- Share of Freehold
- No Upper Chain

£359,950
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

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Hallway

Lounge (19' 1" x 15' 0") or (5.82m x 4.57m)

Bedroom 1 (14' 10" x 10' 10") or (4.53m x 3.30m)

Bedroom 2 (14' 7" x 8' 11") or (4.44m x 2.73m)

Kitchen (10' 5" x 7' 1") or (3.18m x 2.16m)

Utility Room

Bathroom

Balcony

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		82
(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.

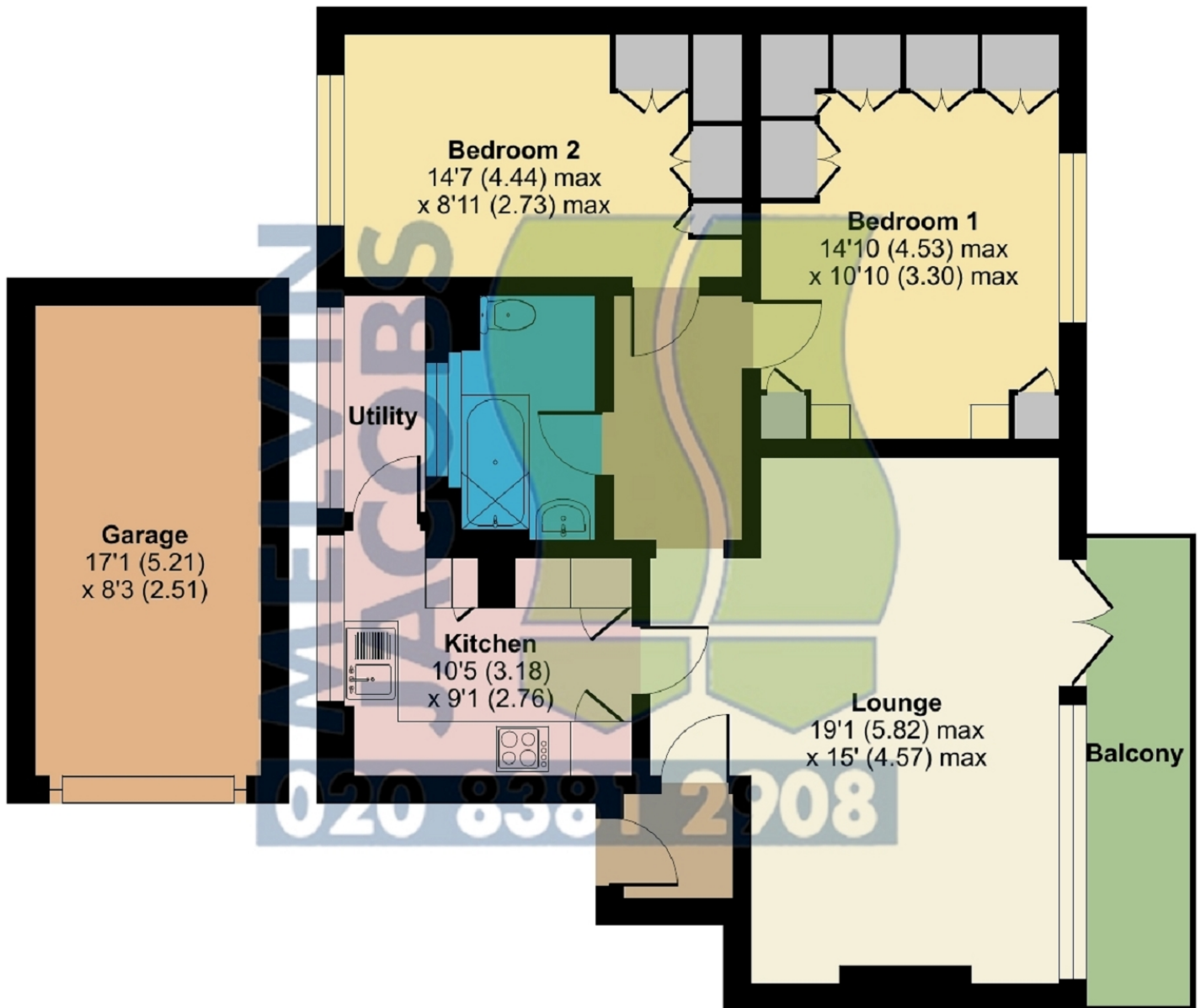
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Approximate Area = 803 sq ft / 74.6 sq m

Garage = 141 sq ft / 13 sq m

Total = 944 sq ft / 87.6 sq m

For identification only - Not to scale



FIRST FLOOR

