



- 3 Good Sized Bedrooms
- 2 Bathrooms (one En Suite)
- Fitted Kitchen
- Living Room with Balcony
- Sep WC
- Allocated Parking Bay in Garage Block
- No Upper Chain
- Lease 972 Years
- Share of Freehold

£480,000
Subject To Contract



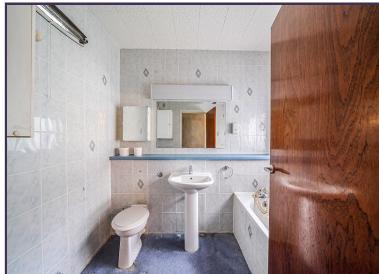
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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 contact.

Entrance Hall

WC

Kitchen (13' 4" x 7' 1") or (4.06m x 2.16m)

Lounge/Dining Area (25' 10" x 13' 6") or (7.87m x 4.11m)

Bathroom

Bedroom 1 (19' 4" x 11' 6") or (5.89m x 3.51m)

Ensuite Bathroom

Bedroom 2 (15' 10" x 8' 2") or (4.83m x 2.49m)

Bedroom 3 (12' 2" x 7' 5") or (3.71m x 2.26m)

Parking

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Council tax band: F

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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e: info@melvinjacobs.com

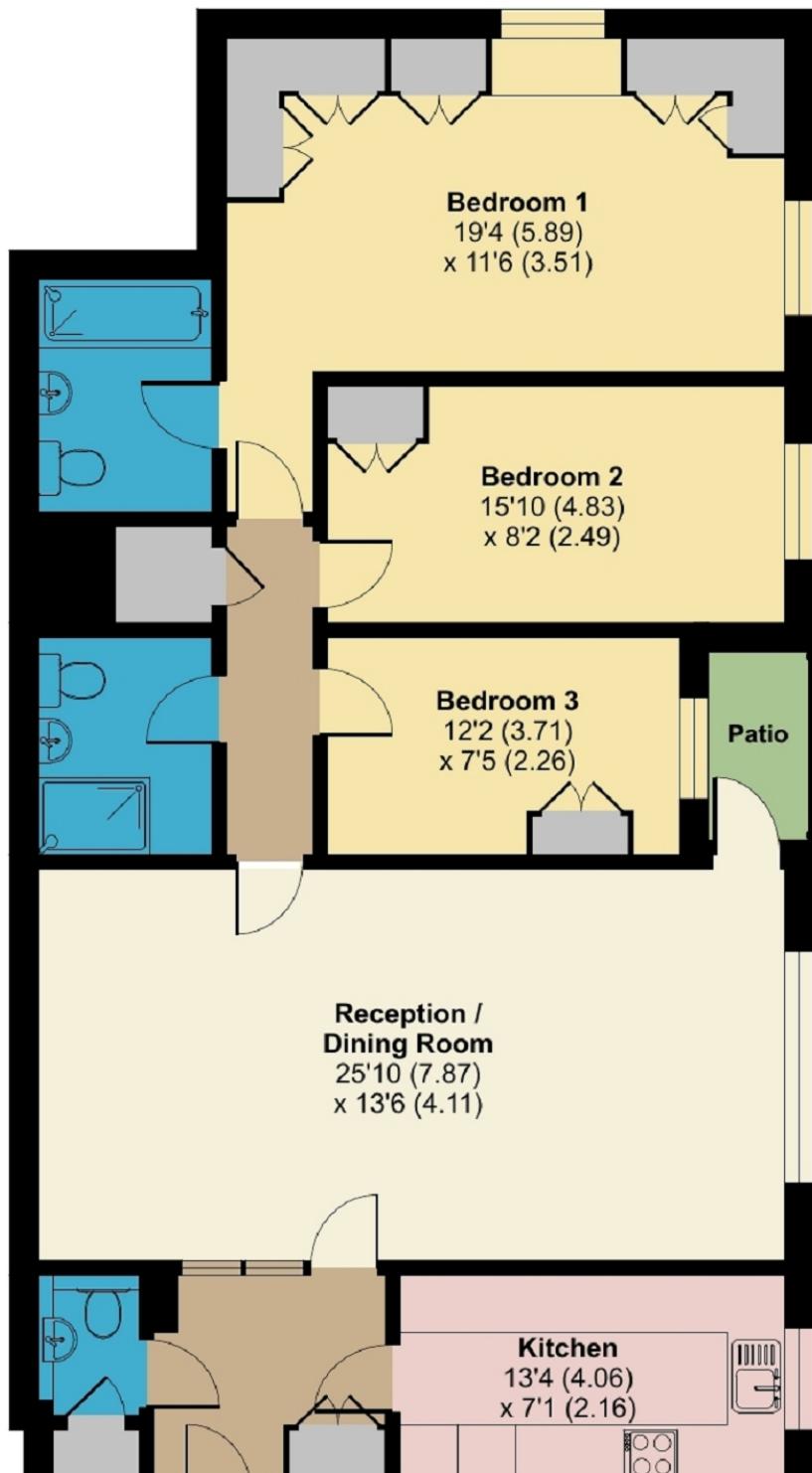
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	73 80
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

Lodge Close, Edgware, HA8 7RL

Approximate Area = 1189 sq ft / 110.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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