

Lodge Close, Edgware, Greater London. HA8 7RL



- 2 Good Sized Bedrooms
- 1 Bathroom
- Fitted Kitchen
- Guest cloakroom
- 972 Years Lease
- Share of Freehold
- Allocated Parking in Garage Block
- No Upper chain
- Lift
- Canons Drive Estate

**£425,000**  
**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)





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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.

Bedroom 1 (15' 4" x 14' 0") or (4.67m x 4.27m)

Bedroom 2 (12' 5" x 7' 7") or (3.79m x 2.32m)

Kitchen (10' 11" x 10' 3") or (3.34m x 3.12m)

Lounge/diner (17' 9" x 14' 0") or (5.42m x 4.27m)

Parking

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Council tax band: E

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	84
(69-80) C		
(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 = 835 sq ft / 77.5 sq m

For identification only - Not to scale

