

Lodge Close, Edgware, Greater London. HA8 7RL



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

£459,950

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





**MELVIN
JACOBS**



Entrance Hall

WC

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

Lounge Hall/Dining Room (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)

En-Suite 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 Leasehold

Council Tax

Council tax band: F

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents
45 - 47 Manor Park Crescent,
Edgware,
Middlesex,
HA8 7LY

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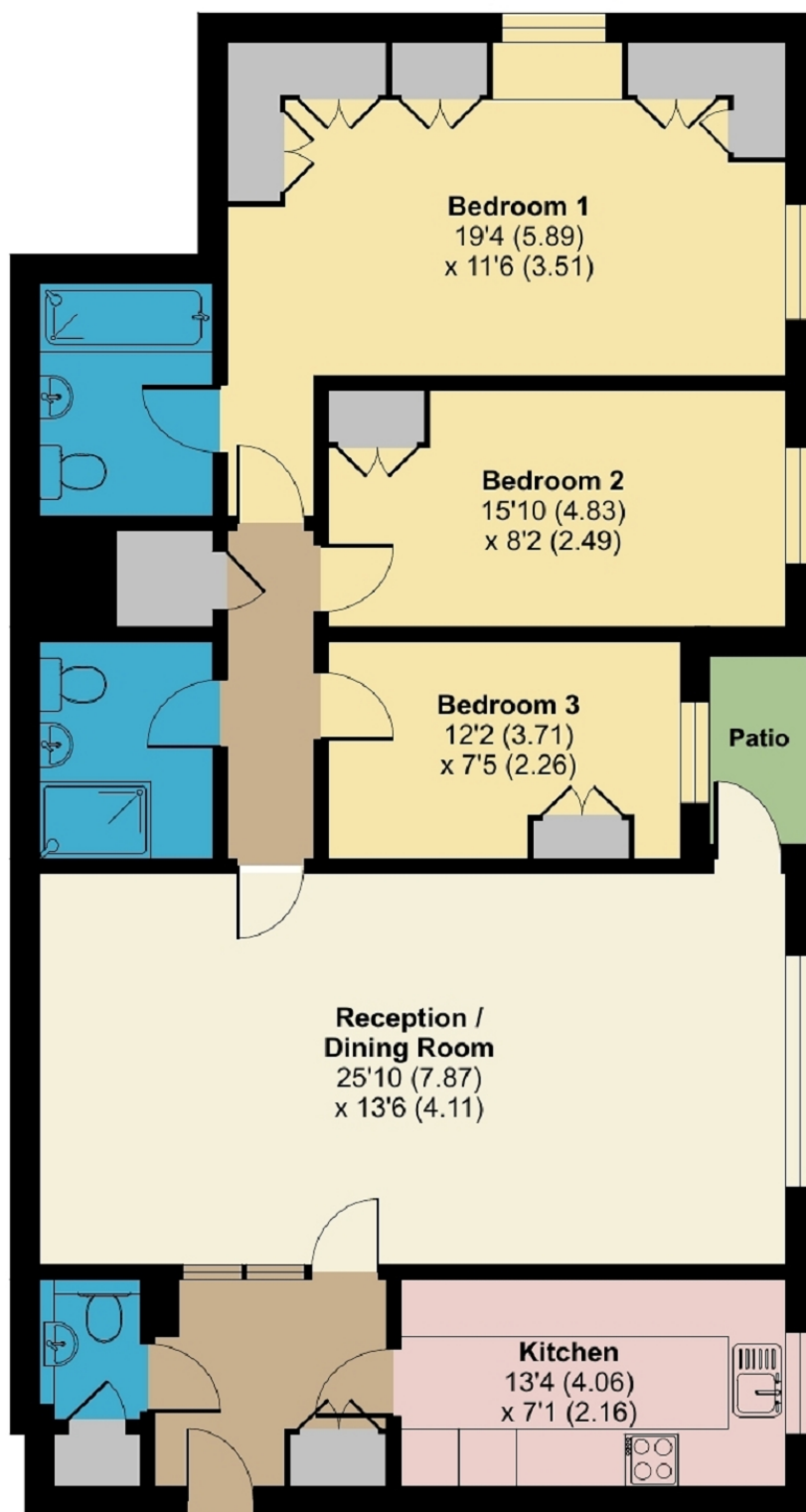
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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.

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Approximate Area = 1189 sq ft / 110.4 sq m

For identification only - Not to scale



GROUND FLOOR

