



- 3 Bedrooms
- 2 bathrooms
- Adjacent Plot of Land
- Amazing Investment Opportunity (STPP)
- Double Glazed
- Side Garage
- Freehold
- Garden

**£545,000**  
Subject To Contract



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

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY  
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**MELVIN JACOBS**  
020 8381 2908



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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

**Lounge/diner (17' 8" x 16' 1") or (5.38m x 4.91m)**

**Kitchen (11' 10" x 8' 3") or (3.60m x 2.52m)**

## Shower Room/WC

**GARDEN (28' 6" x 10' 4") or (8.68m x 3.15m)**

**Shed (13' 7" x 9' 3") or (4.15m x 2.83m)**

**Side of house (33' 0" x 9' 8") or (10.06m x 2.94m)**

**Land (For Development STPP) (53' 10" x 46' 7") or (16.41m x 14.21m)**

**Garage (15' 8" x 8' 3") or (4.78m x 2.51m)**

**Bedroom 1 (11' 6" x 9' 11") or (3.50m x 3.01m)**

**Bedroom 2 (9' 4" x 8' 9") or (2.85m x 2.66m)**

**Bedroom 3 (8' 8" x 8' 2") or (2.64m x 2.49m)**

## Bathroom

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Council tax band: D

## Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

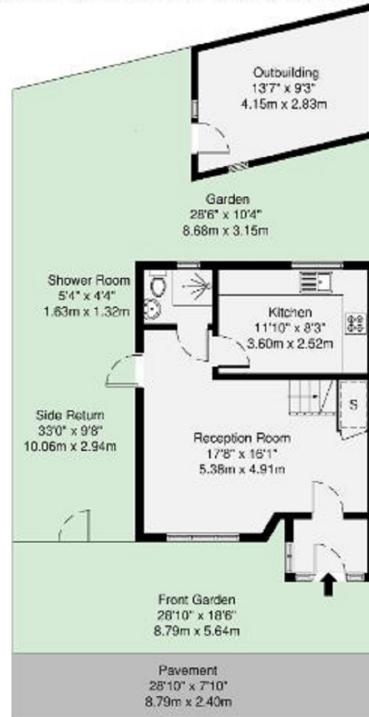
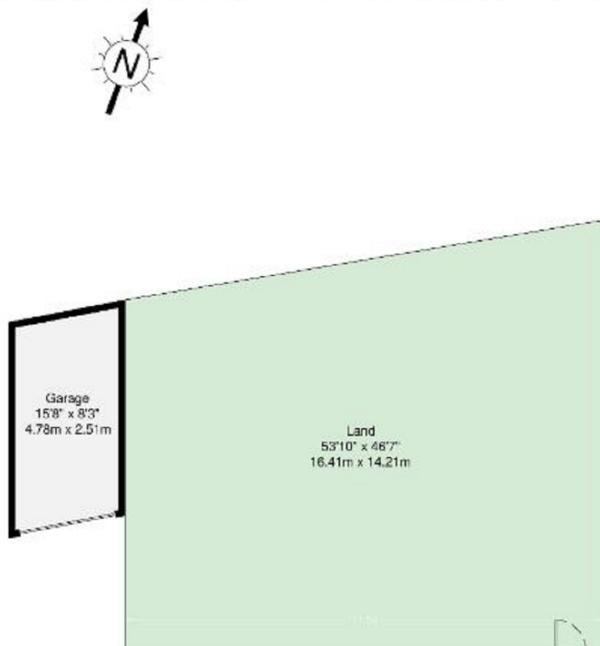
## Melvin Jacobs Estate Agents

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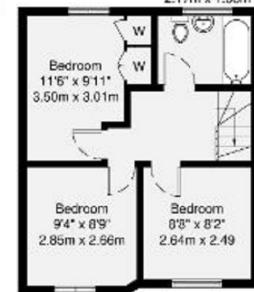
e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

	Current	Potential
Very energy efficient - lower running costs (92+)		
<b>A</b>		87
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	62
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
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.



Ground Floor



First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
70.7 sq m / 756 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.7 sq m / 18 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
360.2 sq m / 3877 sq ft

RESTRICTED HEAD HEIGHT  
United use area under 1.8m  
7.6 sq m / 81 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.