

Stonegrove, Edgware, Greater London. HA8 7SX



- 2 Bedrooms
- Bright & Airy
- Conveniently Located
- Beautifully Maintained Communal Gardens
- 999 Year Lease from 1.1.2002
- Share of Freehold
- Close to Shops, Schools & Places of Worship
- CHAIN FREE

£299,950
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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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.

Hallway

Bathroom

Lounge/Dining Area (15' 1" x 10' 8") or (4.60m x 3.25m)

Bedroom 1 (11' 0" x 10' 8") or (3.35m x 3.26m)

Bedroom 2 (9' 10" x 9' 8") or (3.00m x 2.95m)

Tenure

We are informed that the tenure is Leasehold

Council Tax

Council tax band: C

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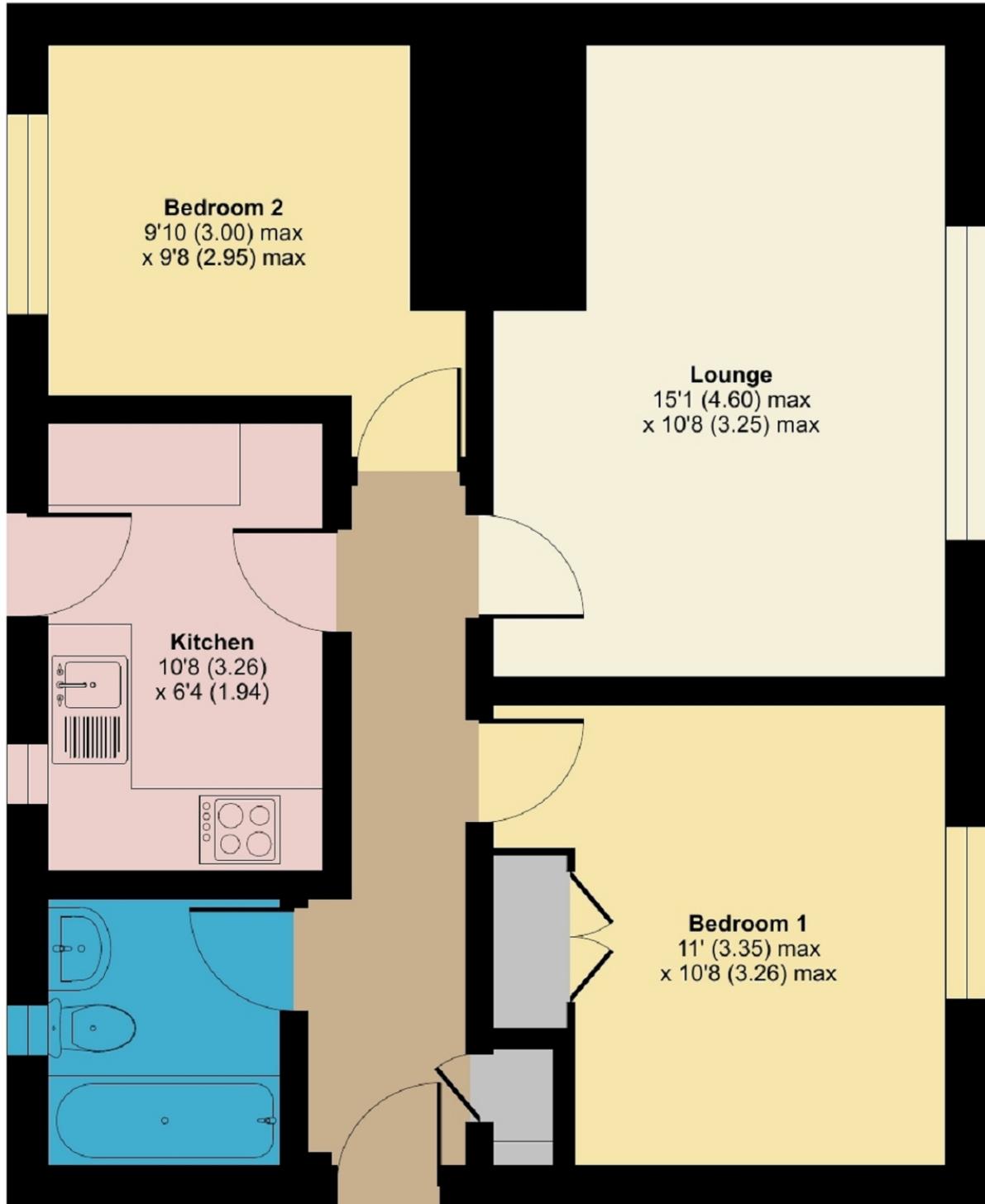
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

Orchard Court, Stonegrove, Edgware, HA8 7SX

Approximate Area = 541 sq ft / 50.2 sq m

For identification only - Not to scale



THIRD FLOOR

