

115 Edgwarebury Lane, Edgware, London. HA8 8ND



- 2 Double Bedrooms
- 2 Bathrooms (One En Suite)
- Great Location
- Excellent Condition
- Private Parking
- Modern Building
- Chain Free
- Bright and Airy
- Modern Kitchen
- Laminate Wood Floors

£315,000
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 contract.

Lounge (12' 8" x 10' 10") or (3.85m x 3.29m)

Bedroom 1 (15' 9" x 9' 4") or (4.81m x 2.84m)

Bedroom 2 (13' 10" x 9' 0") or (4.21m x 2.74m)

Kitchen (12' 8" x 5' 1") or (3.86m x 1.55m)

Bathroom

En-suite shower room

Hallway

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

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Middlesex,
HA8 7LY

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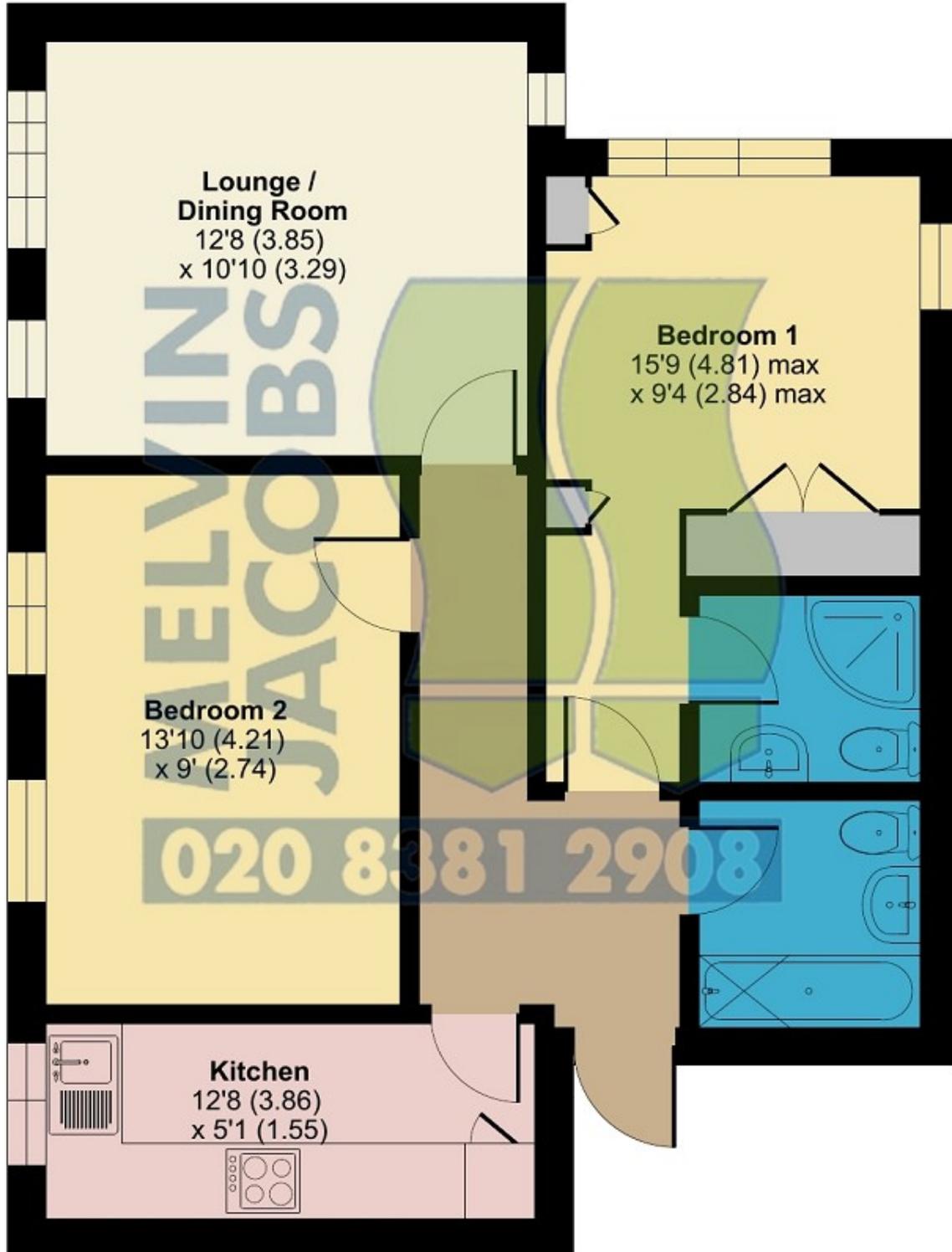
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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Approximate Area = 607 sq ft / 56.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Melvin Jacobs Estate Agents. REF: 1429800