

112 Station Road, Edgware, Greater London. HA8 7BJ



- Modern Flat
- Bright and Airy
- Amazing Position
- 1 Minute away from Edgware Station (Northern Line)
- Compact Design
- Right in the Heart of Edgware
- Close to numerous Shops / Restaurants
- Double Glazing
- Lift
- Concierge On Site

**£285,000**  
**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.

## Entrance

Kitchen/Breakfast Room/Family Room (15' 6" x 10' 3")  
or (4.73m x 3.12m)

Bedroom (14' 2" x 9' 1") or (4.33m x 2.78m)

## Bathroom

## Tenure

We are informed that the tenure is Leasehold

## Council Tax

Council tax band: E

## Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

## Melvin Jacobs Estate Agents

45 - 47 Manor Park Crescent,  
Edgware,  
Middlesex,  
HA8 7LY

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(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.

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Approximate Area = 385 sq ft / 35.8 sq m

For identification only - Not to scale



## SECOND FLOOR

