

Calthorpe Gardens, Edgware, Greater London. HA8 7TH



- 2 Bedroom
- Great location
- Bright Reception
- Share of Freehold
- Private Garage
- Fitted Kitchen
- Family Bathroom
- Separate W.C
- Ground Floor
- Chain Free

£375,000
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





**MELVIN
JACOBS**



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/Dining Room (20' 6" x 18' 1") or (6.26m x 5.52m)

Kitchen (10' 8" x 9' 11") or (3.26m x 3.03m)

Bathroom

WC

Bedroom 1 (14' 10" x 12' 6") or (4.52m x 3.82m)

Bedroom 2 (13' 1" x 11' 1") or (4.00m x 3.37m)

Tenure

We are informed that the tenure is Leasehold

Council Tax

Council tax band: D


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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(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.

Calthorpe Gardens, Edgware, HA8 7TH

Approximate Area = 948 sq ft / 88 sq m

For identification only - Not to scale

