

Lodge Close, Edgware, Greater London. HA8 7RL



- 2 Good Sized Bedrooms
- 1 Bathroom
- Fitted Kitchen
- Guest cloakroom
- 972 Years Lease
- Share of Freehold
- Allocated Parking in Garage Block
- No Upper Chain
- Lift
- Canons Drive Estate

£374,950
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.

WC

Kitchen (10' 11" x 10' 3") or (3.34m x 3.12m)

Lounge/Dining Room (17' 9" x 14' 0") or (5.42m x 4.27m)

Bedroom 1 (15' 4" x 14' 0") or (4.67m x 4.27m)

Bedroom 2 (12' 5" x 7' 7") or (3.79m x 2.32m)

Bathroom

Tenure

We are informed that the tenure is Share of Freehold

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	82	84
(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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