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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020 8381 2908

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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 contact.

WC

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

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

Bathroom

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

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

Parking

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

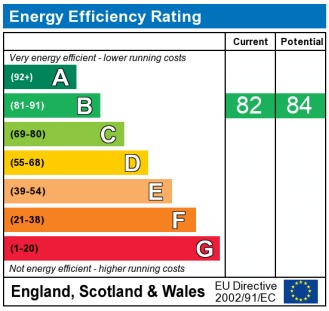
Council tax band: E

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents
45 - 47 Manor Park Crescent,
Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com



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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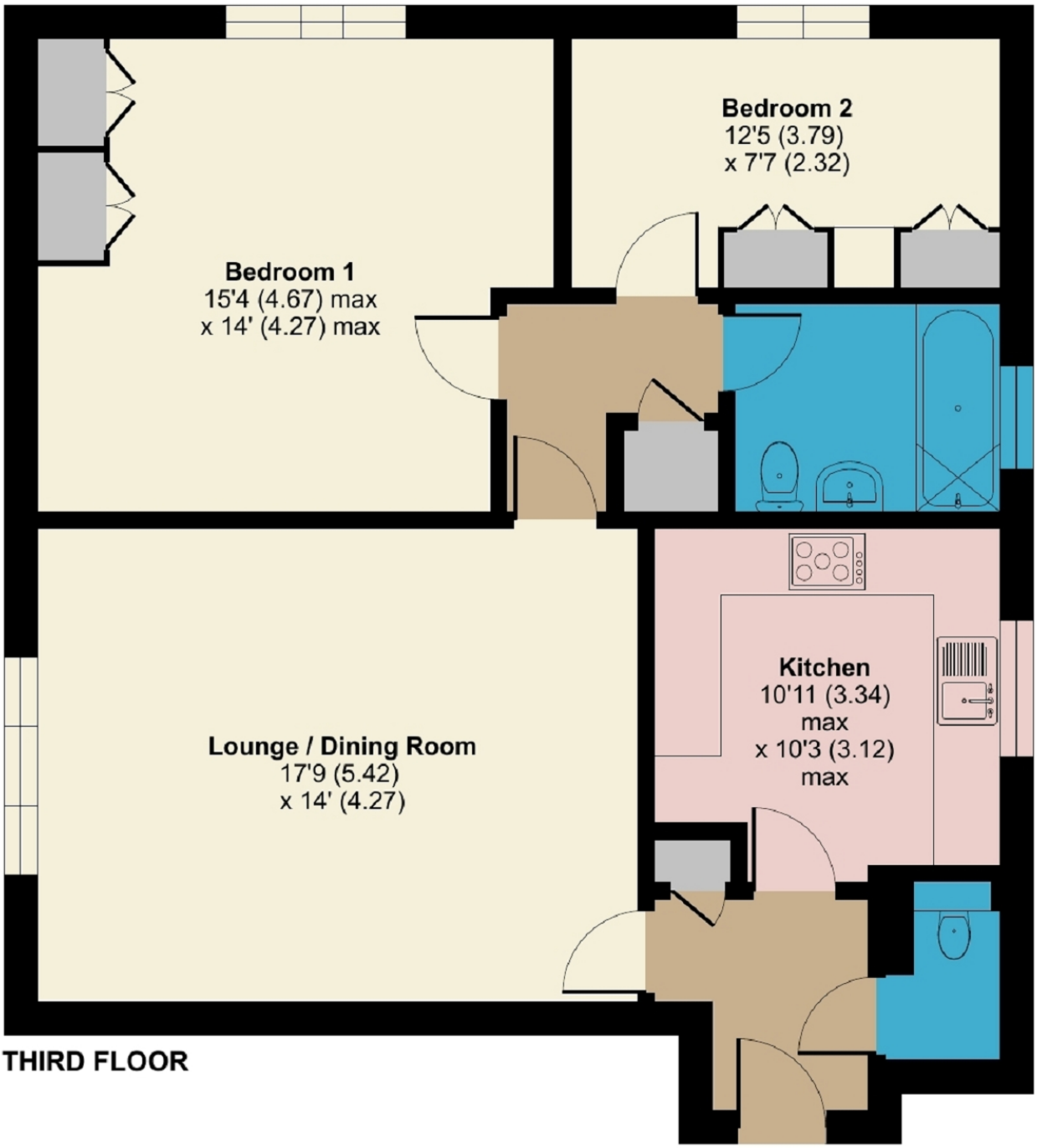
Approximate Area = 835 sq ft / 77.5 sq m

For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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