

Lodge Close, Edgware, Greater London. HA8 7RL



- 3 Bedrooms
- 2 Bathrooms
- Allocated parking in garage block
- Living Room with Balcony
- Fitted Kitchen
- Separate WC
- Share of Freehold
- No Upper Chain
- Long Lease (972 Years)

£389,995
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.

Entrance

Kitchen (13' 4" x 7' 1") or (4.06m x 2.16m)

WC

Reception / Dining Room (25' 10" x 13' 6") or (7.87m x 4.11m)

Patio

Bedroom 1 (19' 4" x 11' 6") or (5.89m x 3.51m)

En-Suite Bathroom

Bedroom 2 (15' 10" x 8' 2") or (4.83m x 2.49m)

Bedroom 3 (12' 2" x 7' 5") or (3.71m x 2.26m)

Shower Room

Garage in Block

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Council tax band: F


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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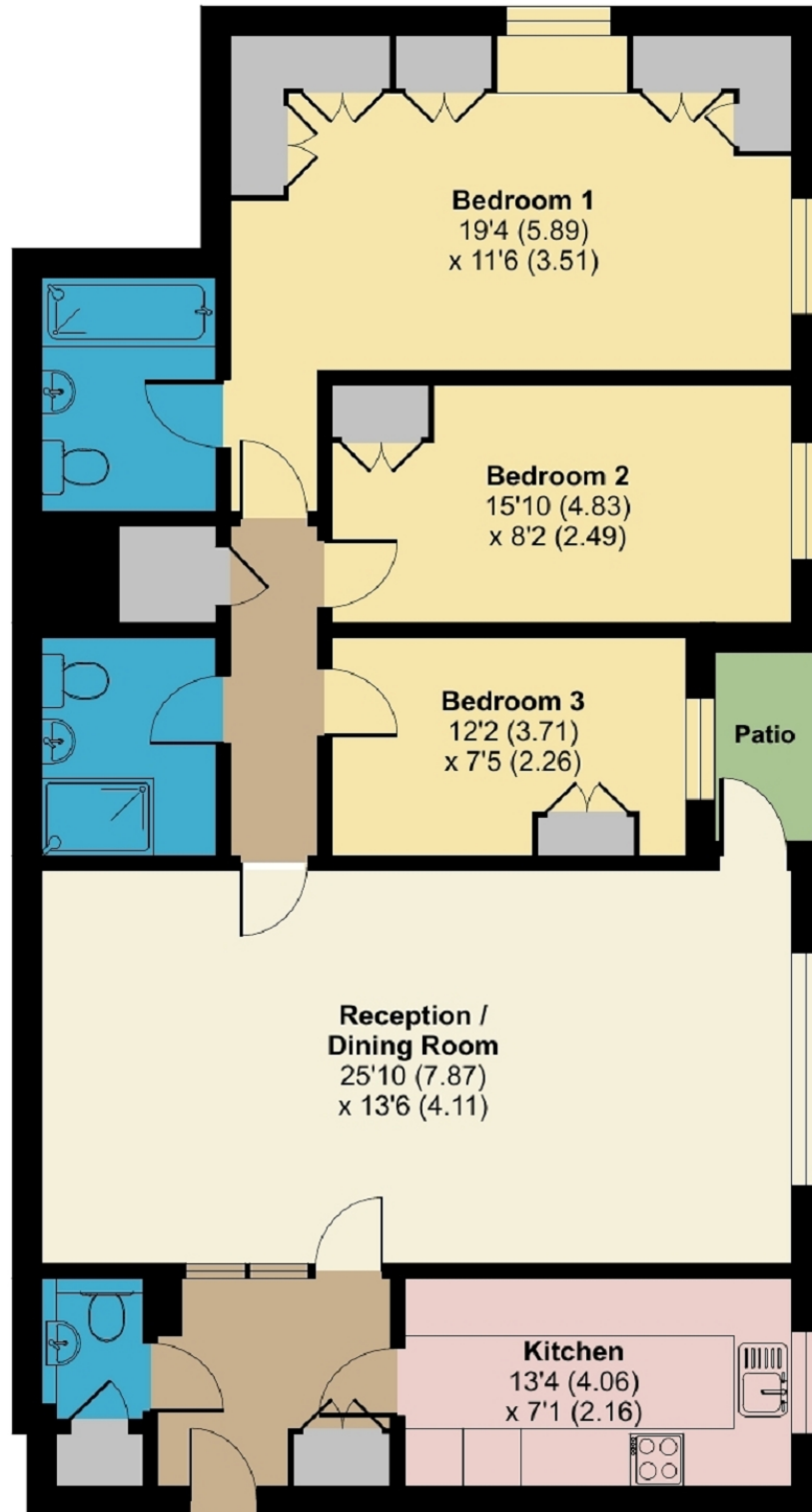
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 = 1189 sq ft / 110.4 sq m

For identification only - Not to scale



GROUND FLOOR

