

Mayfair Court, Stonegrove, Edgware, London. HA8 7UH



- 2 Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Lounge/Dining Room
- Kitchen
- Communal Gardens
- Reserved Parking via Gated Entrance
- Chain Free

Offers In Excess Of
£410,000
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 Hall

Lounge/Dining Room (18' 09" x 12' 03") or (5.72m x 3.73m)

Access to Balcony

Kitchen (10' 03" x 7' 04") or (3.12m x 2.24m)

Bedroom 1 (14' 03" x 11' 05") or (4.34m x 3.48m)

Ensuite Shower Room

Bedroom 2/Dining Room (14' 03" x 8' 04") or (4.34m x 2.54m)

Family Bathroom

Communal Gardens

Parking Via Secure Entrance

TERMS

Lease - 155 years from 1 September 2003

Service Charge - Approx £1,244.00 per half year -To Be Confirmed

Ground Rent - £449.00 per annum

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

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Edgware,
Middlesex,
HA8 7LY

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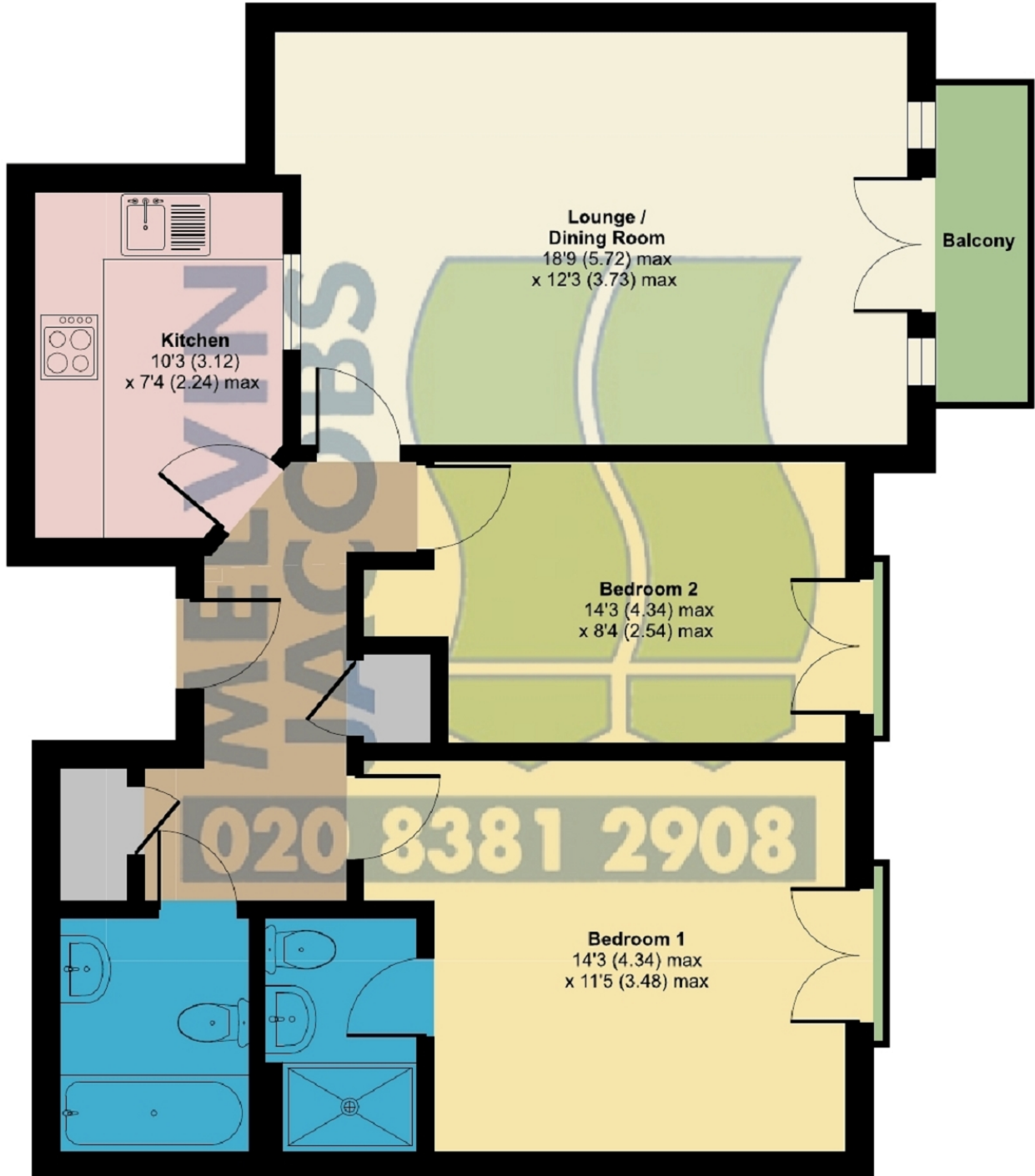
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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Approximate Area = 742 sq ft / 69 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Melvin Jacobs Estate Agents. REF: 924815