

Campion Way, Edgware, London. HA8 9GE



- 2 Bedroom
- Reception room
- Kitchen
- Family Bathroom
- Garden
- Garage

Normal  
**£465,000**  
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](http://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.

## Entrance

Reception 1 (14' 10" x 13' 0" ) or (4.52m x 3.96m)

Kitchen (12' 10" x 9' 03" ) or (3.91m x 2.82m)

## STAIRS TO FIRST FLOOR

Bedroom 1 (12' 06" x 10' 10" ) or (3.81m x 3.30m)

Bedroom 2 (11' 04" x 7' 10" ) or (3.45m x 2.39m)

GARDEN (34' 05" x 13' 05" ) or (10.49m x 4.09m)

## Garage

## Tenure

We are informed that the tenure is 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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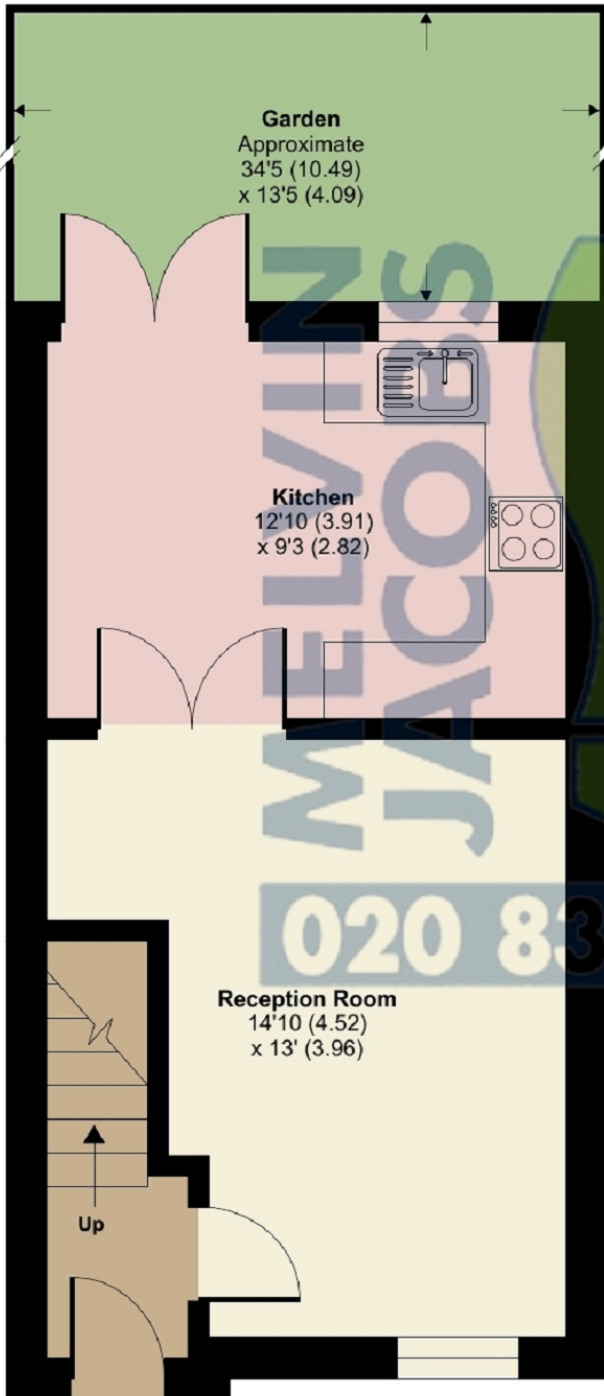
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

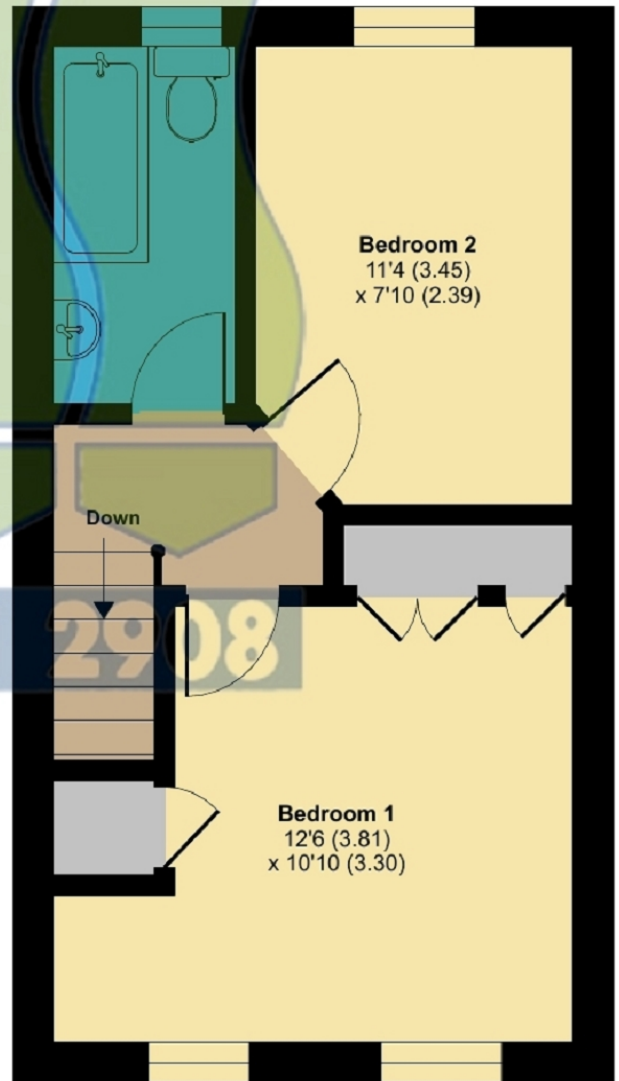
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Approximate Area = 639 sq ft / 59.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Melvin Jacobs Estate Agents. REF: 1071003