

Lodge Close, Edgware, Greater London. HA8 7RL



- Ground Floor
- 3 Bedrooms
- 2 Bathrooms (1 En suite)
- Guest WC
- Spacious living room
- Fitted Kitchen
- Dining Area
- Gas central heating
- Includes Allocated Parking in Main Garage
- View Now!

£495,000
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

Hallway

Kitchen (11' 10" x 7' 10") or (3.61m x 2.39m)

Living/Dining Room (20' 03" x 18' 04") or (6.17m x 5.59m)

WC

Bedroom 1 (18' 02" x 16' 0") or (5.54m x 4.88m)

En Suite

Family Bathroom

Bedroom 2 (14' 07" x 7' 05") or (4.45m x 2.26m)

Bedroom 3 (11' 02" x 7' 05") or (3.40m x 2.26m)

Shower Room/WC

Balcony (8' 0" x 4' 09") or (2.44m x 1.45m)

TERMS

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Council tax band: F

Annual Ground Rent: Peppercorn Ground Rent

Lease Years Remaining: 999 years from 25 March 1999

Annual Service Charge: To Be Advised

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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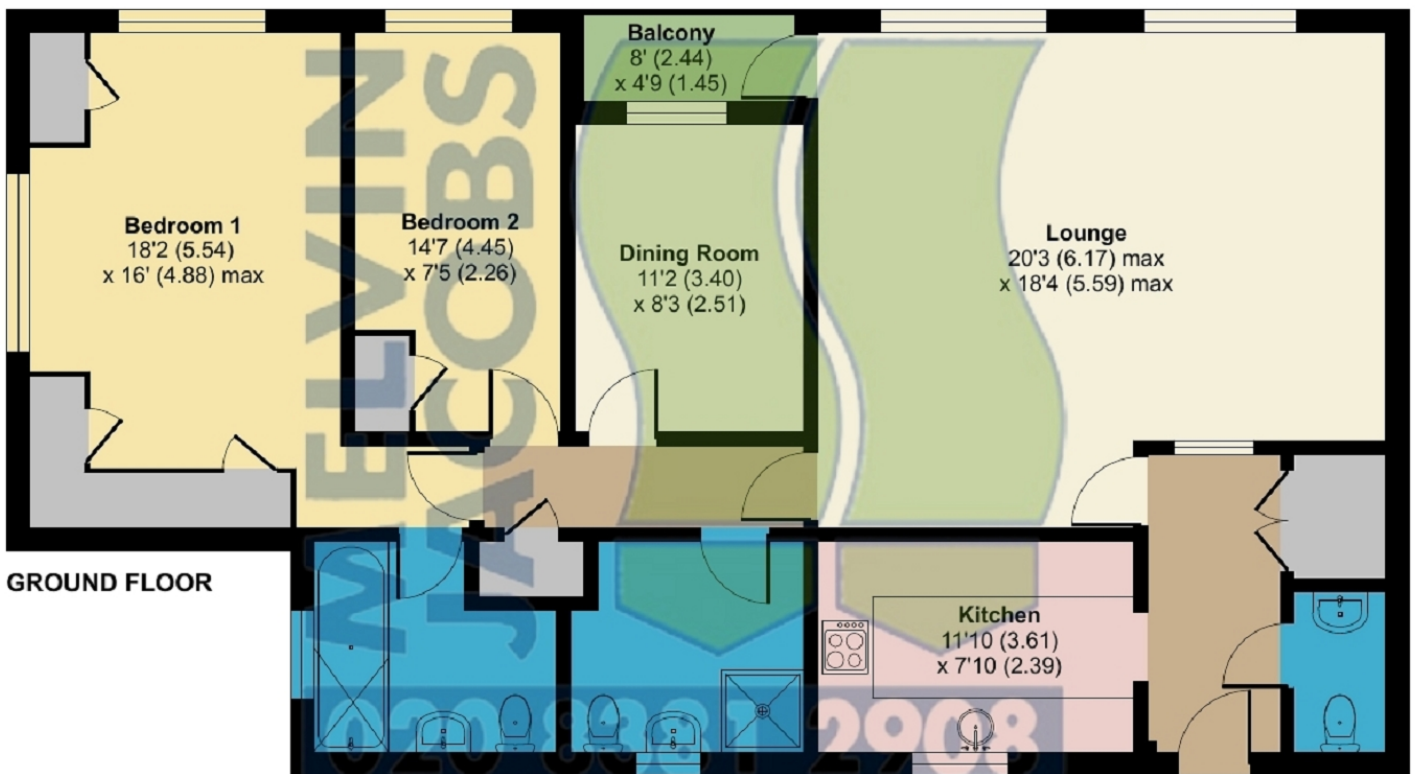
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 = 1206 sq ft / 112 sq m

For identification only - Not to scale



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: 1062293