

Broadhurst Avenue, Edgware, Greater London. HA8 8TL



- 2 Bedrooms
- Reception Room
- Kitchen / Breakfast Room
- Gas Central Heating
- Double Glazing
- Communal Covered Parking Space
- Garage
- Communal Garden

£419,950
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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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

Reception Room (21' 11" x 15' 0") or (6.68m x 4.57m)

Bedroom 1 (13' 4" x 11' 2") or (4.06m x 3.40m)

En-suite shower room

Bedroom 2 (13' 5" x 8' 5") or (4.09m x 2.57m)

Shower Room

Kitchen (13' 3" x 8' 10") or (4.04m x 2.69m)

Communal Gardens

Parking

Garage in Block

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Council tax band: D


Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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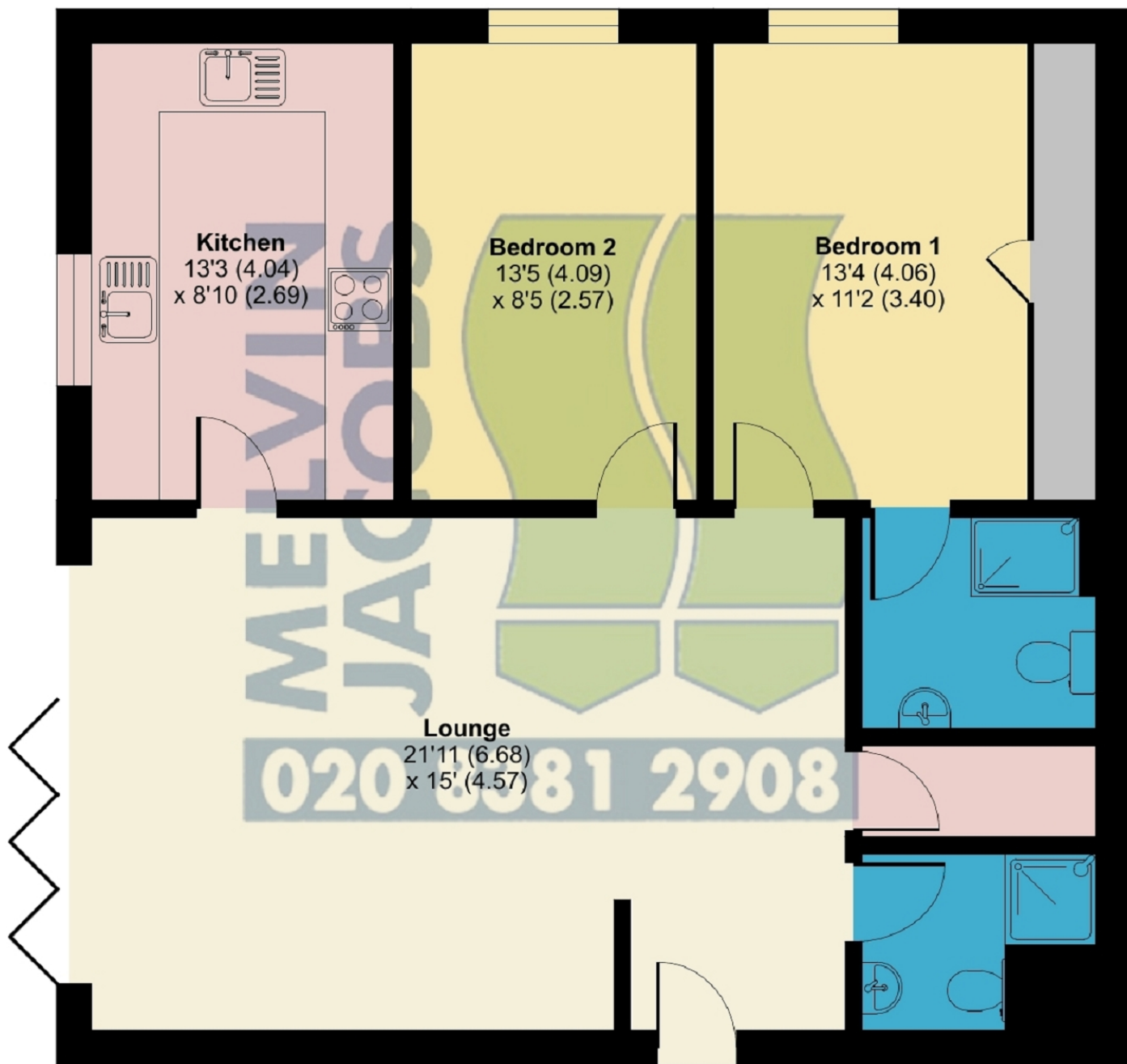
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	71	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

Greville Lodge, Broadhurst Avenue, Edgware, HA8 8TL

Approximate Area = 845 sq ft / 78.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Melvin Jacobs Estate Agents. REF: 1091657