

London House Canons Corner Edgware HA8 8AX

MELVIN JACOBS
020 8381 2908



- 2 Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Balcony
- Allocated and Visitors Parking
- Concierge
- Gated Development
- Chain Free

£499,950
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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**MELVIN
JACOBS**



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.

Communal Entrance

Stairs and Lift to First Floor

Entrance Hall

Lounge/Dining Room (20' 08" x 12' 06") or (6.30m x 3.81m)

Kitchen/Breakfast Room (12' 0" x 10' 08") or (3.66m x 3.25m)

Bedroom 1 (17' 10" x 10' 06") or (5.44m x 3.20m)

Ensuite Shower Room

Bedroom 2 (11' 06" x 8' 06") or (3.51m x 2.59m)

Family Bathroom

Balcony (12' 06" x 5' 09") or (3.81m x 1.75m)

Accessed via the Lounge/Dining Room

Communal Gardens

Parking Via Secure Entrance

Visitors Parking

TERMS

Lease - 999 years from 1st January 2015

Service Charge - £2928.00 per annum paid quarterly - To be confirmed

Tenure

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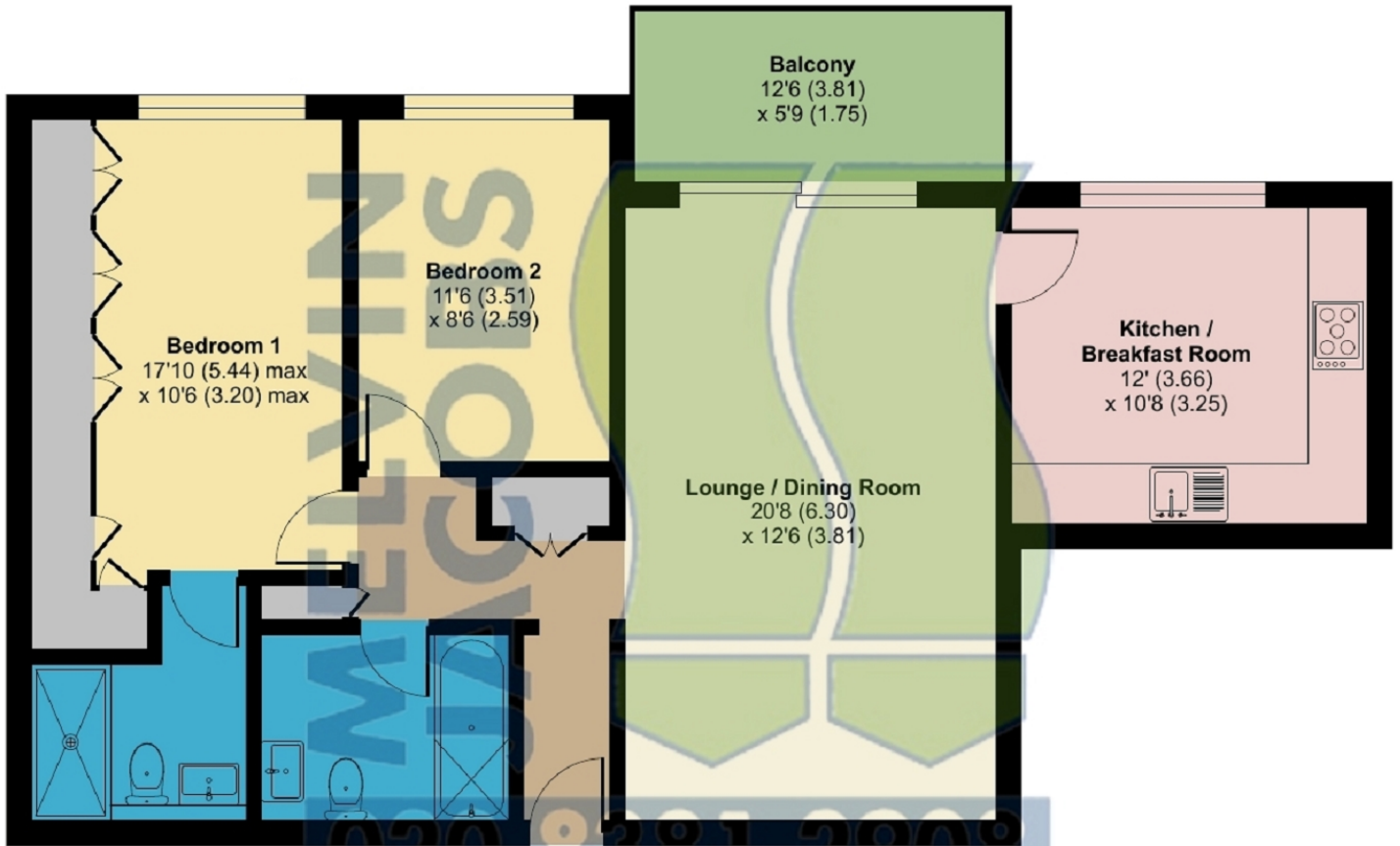
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

London House, Canons Corner, Edgware, HA8 8AX

Approximate Area = 861 sq ft / 79 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 2023. Produced for Melvin Jacobs Estate Agents. REF: 948459