

Station Road, Edgware, Greater London. HA8 7JQ



- 2 Bedrooms
- 2 Bathrooms (One En Suite)
- Close to Edgware Town Centre
- Lift
- Concierge Service
- Long Lease
- Great Views
- Underground |Secure Parking
- Close to Shops & Transport Links
- Chain Free

Offers in excess of
£375,000
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 Lobby

Entrance Hall

Lounge/Dining Room (17' 7" x 15' 9") or (5.36m x 4.80m)

Master Bedroom (15' 5" x 10' 7") or (4.70m x 3.23m)

Bedroom 2 (13' 7" x 7' 9") or (4.14m x 2.36m)

Kitchen (13' 1" x 7' 6") or (3.99m x 2.29m)

En Suite

Balcony Accessed From Lounge/Dining Room

Balcony

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

Melvin Jacobs Estate Agents

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Edgware,
Middlesex,
HA8 7LY

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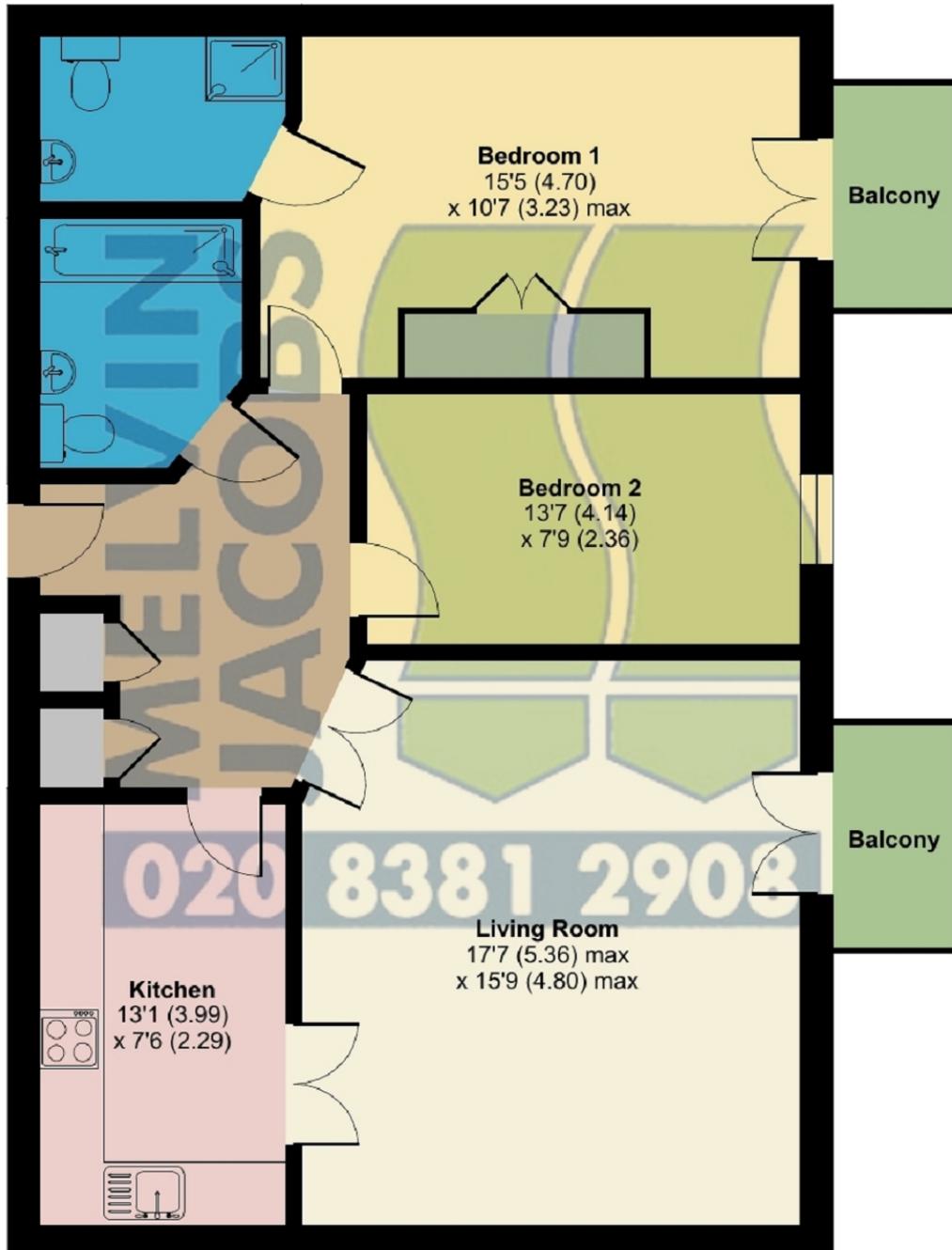
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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Approximate Area = 879 sq ft / 81.7 sq m

For identification only - Not to scale



FOURTH 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: 1097230