

Gainsborough Gardens, Edgware, Greater London. HA8 5TB



- End Of Terrace
- Through Lounge
- Fitted Kitchen
- 3 Bedrooms
- 2 Bathrooms
- Double Glazed Windows
- Ground Floor Extension
- Off Street Parking
- Chain Free
- Freehold

**£570,000**  
**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.

Living/Dining Room (16' 10" x 21' 9") or (5.14m x 6.64m)

Kitchen (8' 2" x 6' 7") or (2.50m x 2.00m)

Dining Room (9' 10" x 8' 6") or (3.0m x 2.60m)

Utility /Shower Room (8' 6" x 5' 5") or (2.60m x 1.65m)

Bedroom 1 (10' 3" x 11' 6") or (3.12m x 3.50m)

Bedroom 2 (10' 7" x 10' 0") or (3.22m x 3.05m)

Bedroom 3 (6' 2" x 6' 1") or (1.87m x 1.85m)

Family Bathroom (5' 11" x 5' 11") or (1.80m x 1.80m)

GARDEN (88' 7" x 21' 10") or (27.00m x 6.65m)

Tenure

We are informed that the tenure is Freehold

Council Tax

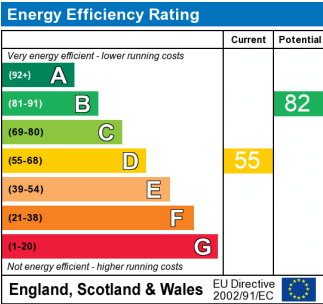
Council tax band: D

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents  
45 - 47 Manor Park Crescent,  
Edgware,  
Middlesex,  
HA8 7LY

e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)



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 = 839 sq ft / 77.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Melvin Jacobs Estate Agents. REF: 1325308