

Edgware Way, Edgware, Greater London. HA8 8JZ



- 2 Bedrooms
- En Suite Bathroom
- Highly Sort After Location
- Over 60's Only
- On Site Manager
- Communal Gardens
- Chain Free
- Share of Freehold

£279,950
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





**MELVIN
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- Bedroom 1 (16' 7" x 10' 8") or (5.06m x 3.25m)
- En-suite shower room (6' 6" x 5' 9") or (1.98m x 1.74m)
- Bedroom 2 (12' 2" x 6' 6") or (3.71m x 1.98m)
- Shower Room (5' 9" x 5' 7") or (1.74m x 1.70m)
- Kitchen (13' 4" x 7' 9") or (4.06m x 2.36m)
- Reception Room (19' 0" x 12' 2") or (5.79m x 3.71m)
- Balcony
- Communal Gardens

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		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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 = 695 sq ft / 64.5 sq m

For identification only - Not to scale

