

Orchard Court, Stonegrove, Edgware, London. HA8 7SX



- 2 Bedrooms
- Bright and Airy
- Conveniently located
- Beautifully Maintained Communal Gardens
- 999 Year Lease from 1.1.2022
- Share of Freehold
- Close to Shops, Schools and places of worship
- CHAIN FREE

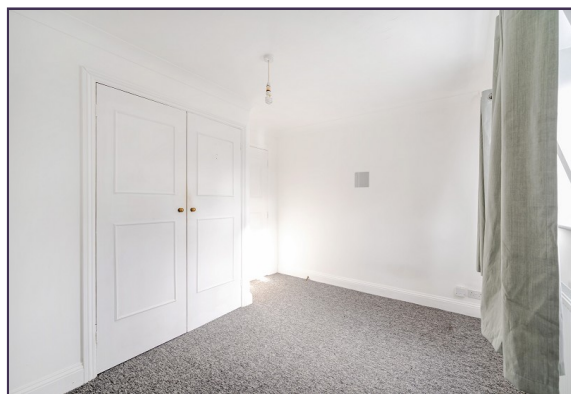
£315,000
Subject To Contract



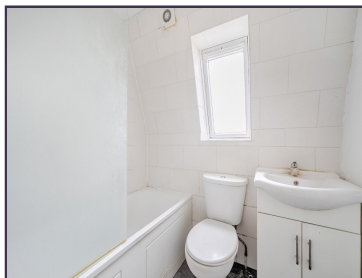
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
Tel 020 8381 2908 www.melvinjacobs.com





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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.

Bedroom 1 (11' 0" x 10' 8") or (3.35m x 3.26m)

Bedroom 2 (9' 10" x 9' 8") or (3.00m x 2.95m)

Lounge (15' 1" x 10' 8") or (4.60m x 3.25m)

Kitchen (10' 8" x 6' 4") or (3.26m x 1.94m)

Bathroom

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Council tax band: C

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

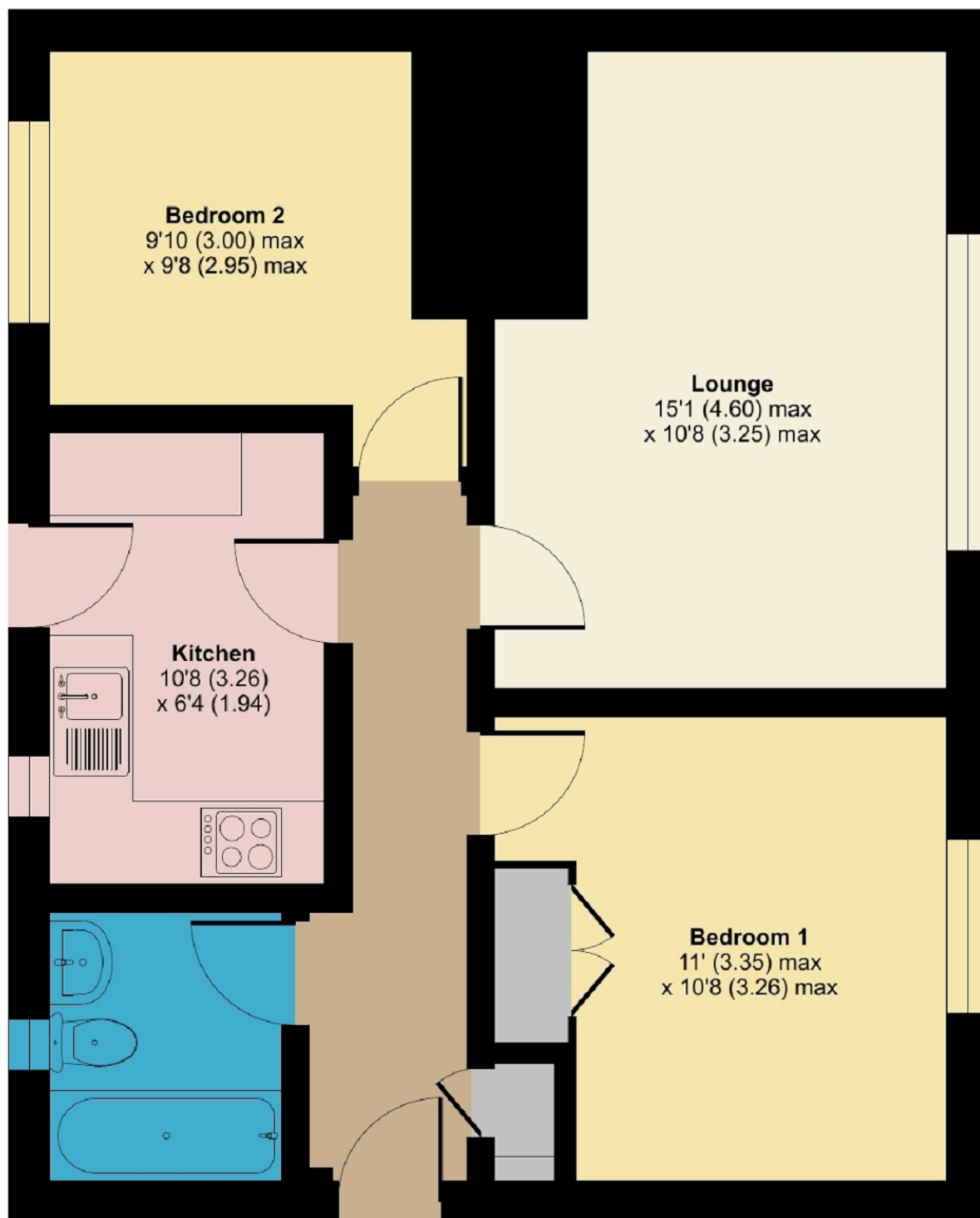
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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.

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Approximate Area = 541 sq ft / 50.2 sq m

For identification only - Not to scale



THIRD FLOOR



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: 1371859