

Aspen Lodge, 35 Hillside Drive, Edgware, HA8 7PB

MELVIN JACOBS
ESTD 1998
020 8381 2908



- Double Bedroom
- Lounge/Dining Room
- Kitchen
- Bathroom/WC
- Communal Gardens
- Close to Shops and Station
- Parking
- Ideal First Time Buy or Fantastic Investment
- Within The Eruv
- Sole Agents

Offers In Excess Of
£325,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
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**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.

Entrance Hall

STAIRS TO FIRST FLOOR

Lounge/Dining Room (15' 09" x 13' 03") or (4.80m x 4.04m)

Kitchen/Breakfast Room (11' 02" x 8' 10") or (3.40m x 2.69m)

Double Bedroom (13' 05" x 11' 09") or (4.09m x 3.58m)

Bathroom

EXTERIOR

Communal Gardens

Parking

TERMS

Lease - 125 years from 25th March 2003

Service Charge - To be confirmed

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

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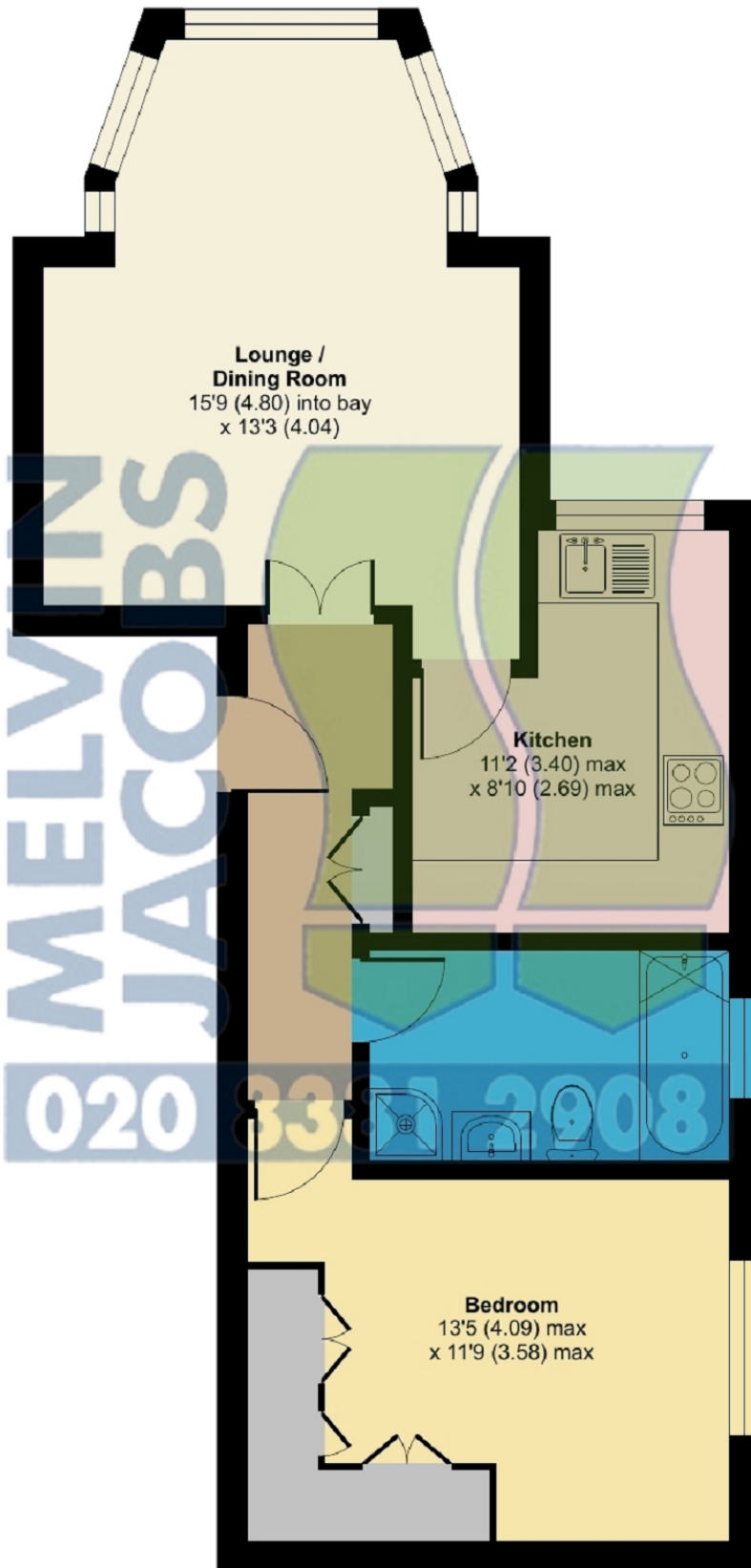
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 = 538 sq ft / 49.9 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: 948366