

Fairfield Crescent, Edgware, HA8 9AH



- 2 Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Lounge/Dining Room
- Kitchen
- Private Garden
- Garage at Rear
- Chain Free
- View Now

**£390,000**  
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)

**MELVIN  
JACOBS**   
020 8381 2908



**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

## STAIRS TO FIRST FLOOR

Lounge/Dining Room (15' 01" x 11' 10" ) or (4.60m x 3.61m)

Kitchen (8' 09" x 7' 08" ) or (2.67m x 2.34m)

Bedroom 1 (16' 0" x 12' 07" ) or (4.88m x 3.84m)

## Ensuite Shower Room

Bedroom 2 (9' 11" x 8' 0" ) or (3.02m x 2.44m)

GARDEN (39' 05" x 12' 0" ) or (12.01m x 3.66m)

Garage (17' 0" x 12' 0" ) or (5.18m x 3.66m)

## TERMS

Lease - 125 years from 25th March 1984

We are informed by the vendor there is no Service Charge and Ground Rent.

## 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](mailto:info@melvinjacobs.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

# Fairfield Crescent, Edgware, HA8 9AH

Approximate Area = 742 sq ft / 68.9 sq m

Garage = 204 sq ft / 19 sq m

Total = 946 sq ft / 87.9 sq m

For identification only - Not to scale



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: 974915