

Stonegrove Court, Edgware, Greater London. HA8 7TB



- Top Floor
- Lift Access
- Close to Transport Links
- 2 Bedrooms
- Allocated Off Street Parking
- Close to Shops
- Chain Free

Guide Price  
**£320,000**  
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**



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.

## Hallway

Kitchen (9' 0" x 6' 9") or (2.74m x 2.05m)

Living Room (12' 5" x 11' 9") or (3.78m x 3.59m)

Bedroom 1 (11' 9" x 9' 3") or (3.59m x 2.83m)

Bedroom 2 (11' 9" x 7' 0") or (3.59m x 2.14m)

Bathroom (6' 8" x 6' 0") or (2.04m x 1.83m)

## Tenure

We are informed that the tenure is Leasehold

## 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

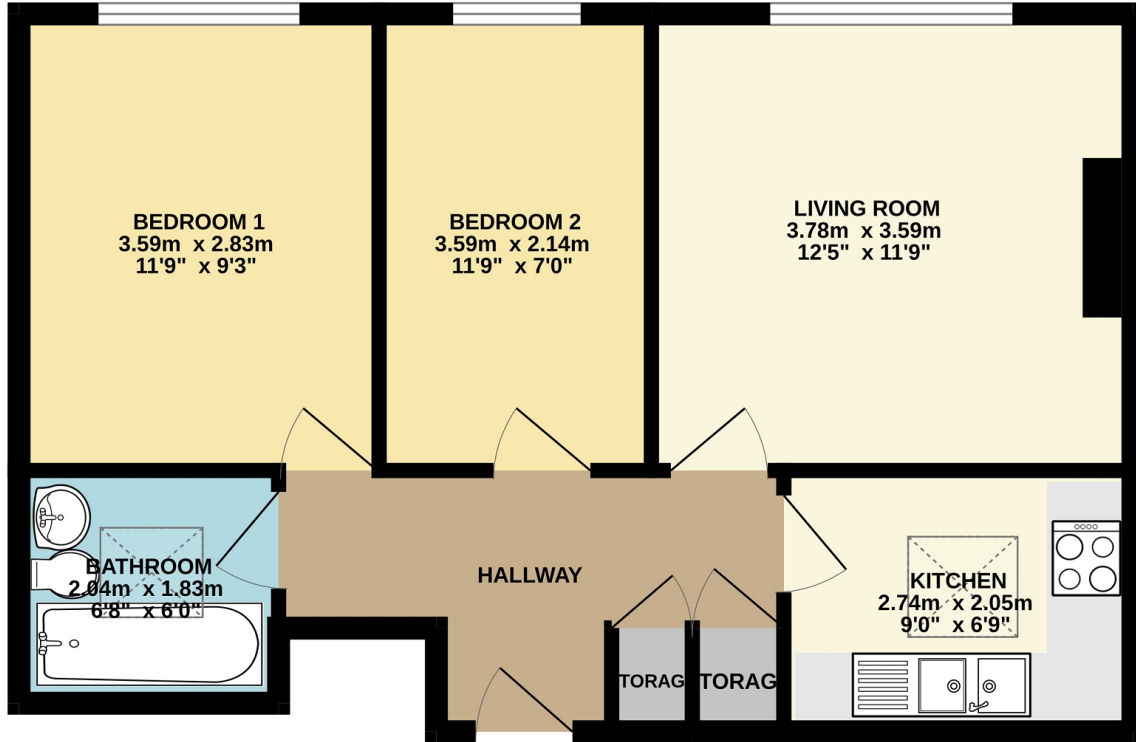
e: [info@melvinjacobs.com](mailto:info@melvinjacobs.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<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.



SECOND FLOOR  
47.5 sq.m. (511 sq.ft.) approx.



TOTAL FLOOR AREA : 47.5 sq.m. (511 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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