

Lodge Close, Edgware, Greater London. HA8 7RL



- Lift
- 3 Bedrooms
- 2 Bathrooms (1 En suite)
- Guest Cloakroom off hallway
- Spacious living room with South Facing Balcony
- Fitted kitchen
- On site caretaker
- Garage space and Communal Gardens
- 999 year lease from 1999
- Chain Free

£499,000
Subject To Contract



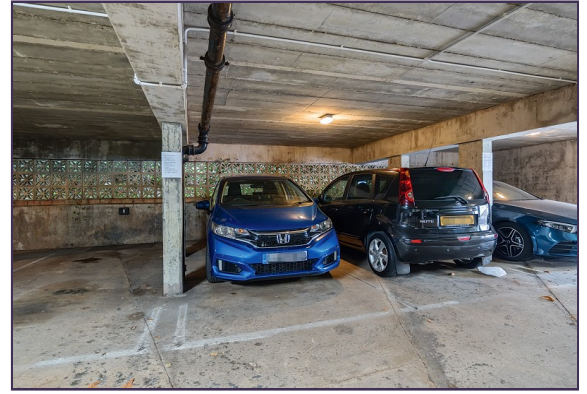
MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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

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020 8381 2908



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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 (18' 0" x 15' 11") or (5.49m x 4.85m)

Bedroom 2 (14' 7" x 7' 6") or (4.45m x 2.29m)

Bedroom 3 (11' 0" x 8' 2") or (3.35m x 2.49m)

Kitchen (11' 11" x 7' 1") or (3.63m x 2.16m)

Lounge/Dining Room (20' 3" x 18' 3") or (6.17m x 5.56m)

Bathroom

En-Suite Bathroom

Guest Cloakroom / WC

Hallway

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Council tax band: F

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

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Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(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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