

30 Marsh Lane, Stanmore, Greater London. HA7 4HG



- Modern Building
- 2 Bedrooms
- 2 Bathrooms (One Ensuite)
- Gas Central Heating
- Sort After Location
- Garage & Parking
- First Floor with Lift
- Balcony
- Close to Shops
- Near to Stanmore Underground Station

£450,000
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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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.

Lounge/Dining Area (16' 7" x 15' 9") or (5.06m x 4.79m)

Balcony (12' 5" x 3' 5") or (3.78m x 1.03m)

Kitchen (12' 5" x 8' 11") or (3.78m x 2.71m)

Hallway

Bedroom 1 (14' 6" x 11' 11") or (4.41m x 3.64m)

En-suite shower room

Bedroom 2 (14' 6" x 8' 9") or (4.41m x 2.67m)

Bathroom

Garage

Tenure

We are informed that the tenure is Leasehold

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

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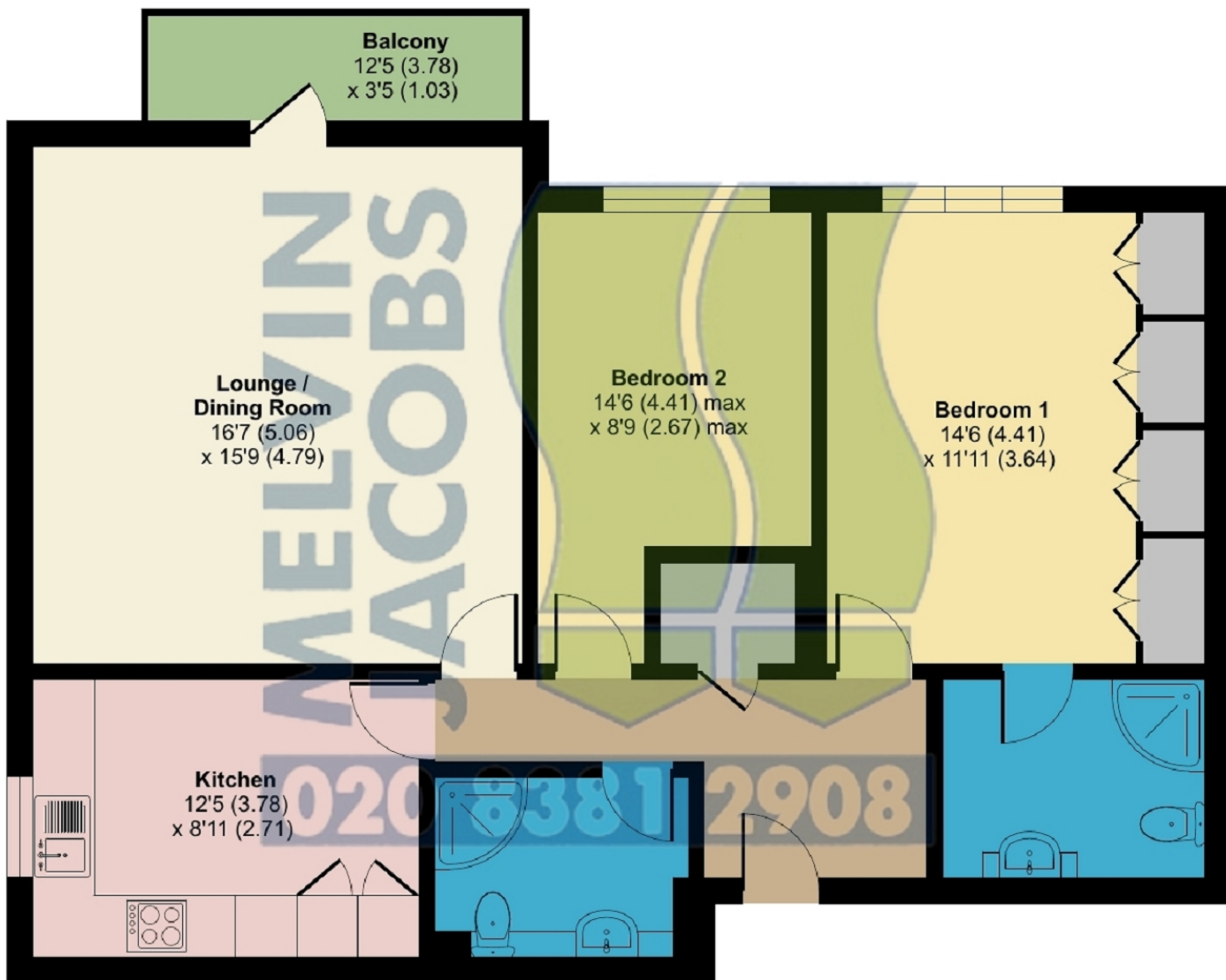
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 = 888 sq ft / 82.4 sq m

For identification only - Not to scale



FIRST FLOOR

