

69 Station Road, Edgware, Greater London. HA8 7JQ



- 2 Bedroom Penthouse
- 2 Bathrooms (One En-Suite)
- Close to Transport Links & Shops
- Share of Freehold
- Porter
- Balcony
- Highly Sort After
- Underground Parking
- Amazing Views
- Bright & Airy

Offers Over
£595,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

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

Kitchen (11' 7" x 8' 11") or (3.52m x 2.73m)

Terrace (32' 11" x 11' 7") or (10.03m x 3.54m)

Lounge/Dining Area (25' 0" x 14' 1") or (7.61m x 4.28m)

Bedroom 1 (16' 4" x 10' 2") or (4.99m x 3.10m)

Balcony

En-suite shower room

Bedroom 2 (17' 6" x 10' 1") or (5.34m x 3.08m)

Balcony

Bathroom

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Council tax band: E


Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

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Middlesex,
HA8 7LY

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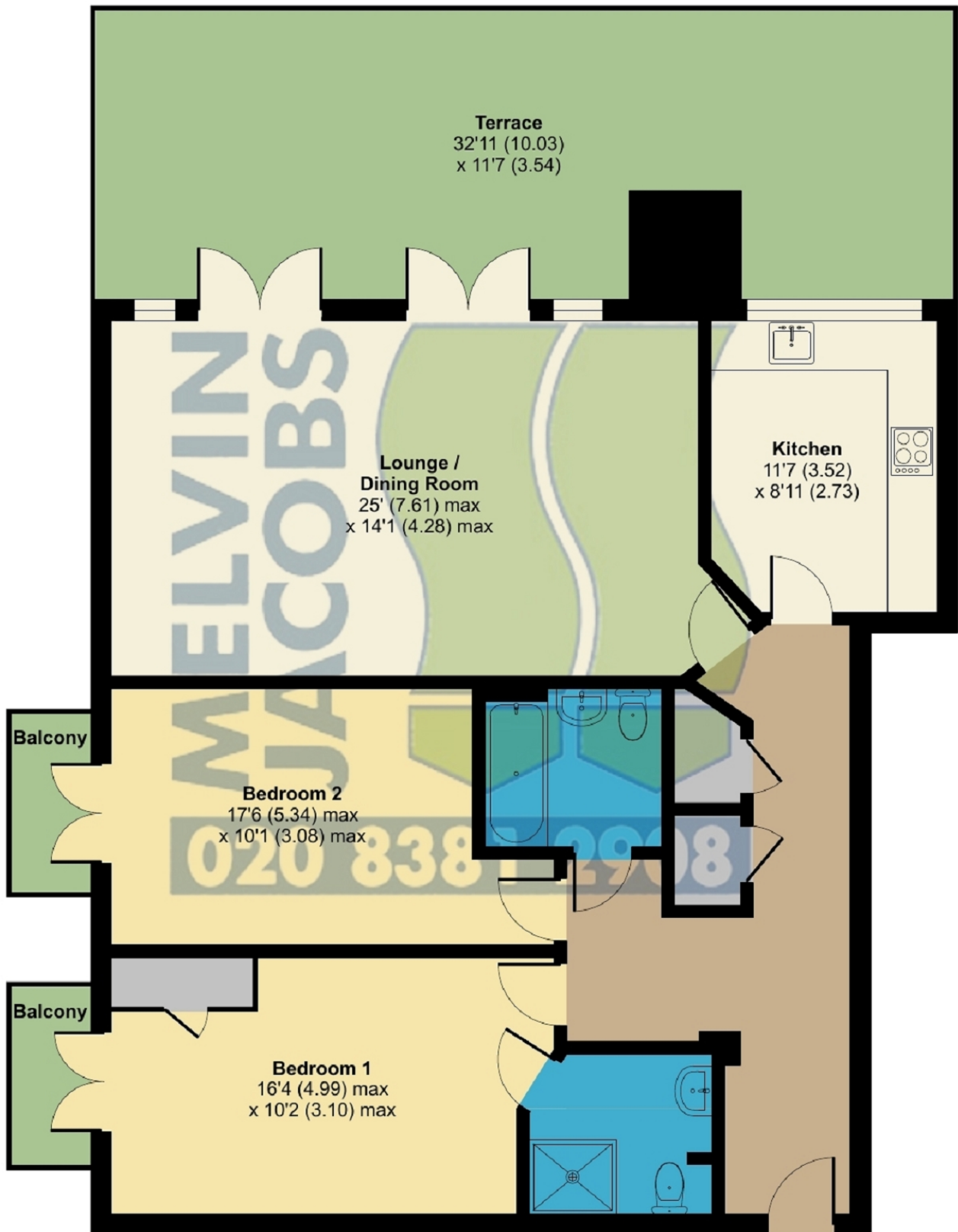
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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 = 1074 sq ft / 99.7 sq m

For identification only - Not to scale



SIXTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Melvin Jacobs Estate Agents. REF: 1216524