

Garden City, Edgware, Greater London. HA8 7NQ



- In the heart of the Town Centre
- Minutes from Edgware Station
- Mid Terrace Freehold Cottage
- New Electric Fuse Box and Wiring
- Newly Fitted Modern Kitchen
- 2 Good size Double Bedrooms
- New Modern Bathroom / WC
- Double Glazing Throughout
- Chain Free

Offers In Excess Of  
**£500,000**  
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.

Lounge (14' 3" x 18' 4") or (4.34m x 5.59m)

Kitchen/Dining Area (15' 1" x 8' 10") or (4.61m x 2.70m)

Bedroom 1 (11' 11" x 10' 10") or (3.62m x 3.29m)

Bedroom 2 (12' 5" x 7' 6") or (3.78m x 2.28m)

Bathroom and WC

GARDEN (30' 4" x 16' 1") or (9.24m x 4.90m)

Shed (6' 11" x 3' 9") or (2.11m x 1.15m)

### Tenure

We are informed that the tenure is Freehold

### 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(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.

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Approximate Area = 722 sq ft / 67 sq m

Outbuildings = 23 sq ft / 2.1 sq m

Total = 745 sq ft / 69.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

