

Brook Avenue, Edgware, Greater London. HA8 9XD



- 2 Bedroom Maisonette
- Ground Floor
- Close to Edgware Station (Northern Line)
- Just off High Street
- Close to Shops
- Rarely Available
- In need of Modernisation
- Chain Free
- Communal Gardens
- Perfect for first time buyers or Buy to Let

£350,000
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 (12' 11" x 11' 5") or (3.94m x 3.48m)

Bedroom 1 (12' 2" x 11' 10") or (3.71m x 3.61m)

Bedroom 2 (10' 2" x 9' 11") or (3.10m x 3.02m)

Kitchen (10' 0" x 10' 0") or (3.05m x 3.05m)

Bathroom

Hallway

Communal Gardens

Tenure

We are informed that the tenure is Leasehold

Council Tax

Council tax band: B


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

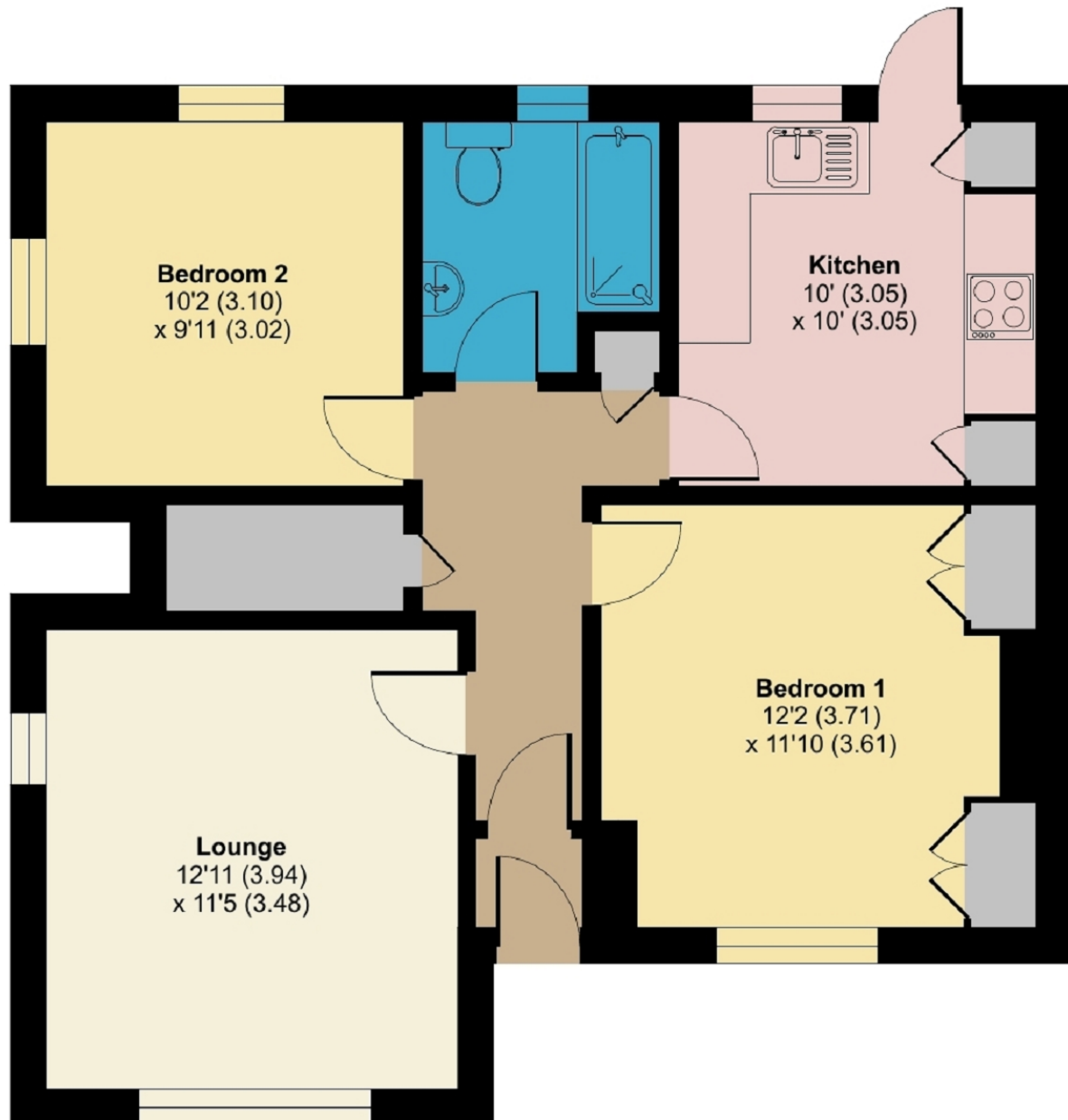
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

Brook Lodge, Brook Avenue, Edgware, HA8 9XD

Approximate Area = 660 sq ft / 61.3 sq m

For identification only - Not to scale



GROUND FLOOR

