

London house, Canons Corner, Edgware London. HA8 8AX



- 2 Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Kitchen Breakfast Room
- Balcony
- Allocated and Visitors Parking
- Concierge
- Gated Development
- Chain Free
- Share of Freehold

£459,995
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.

Communal Entrance

Stairs and Lift to First Floor

Entrance Hall

Lounge Hall/Dining Room (20' 8" x 12' 6") or (6.30m x 3.81m)

Kitchen/Breakfast Room (12' 0" x 10' 8") or (3.66m x 3.25m)

Bedroom 1 (17' 10" x 10' 6") or (5.44m x 3.20m)

Ensuite Shower Room

Bedroom 2 (11' 6" x 8' 6") or (3.51m x 2.59m)

Family Bathroom

Balcony (12' 6" x 5' 9") or (3.81m x 1.75m)

Balcony Accessed From Lounge/Dining Room

Communal Gardens

Parking Via Secure Entrance

Visitors Parking

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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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		81
(69-80)	C	77	
(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 = 861 sq ft / 79 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Melvin Jacobs Estate Agents. REF: 948459