

Edgware Court, Edgware, Greater London. HA8 7NP



- Set on Corner of Canons Drive
- Chain Free
- 3 Double Bedrooms
- Ground Floor
- Balcony
- Long Lease
- Close to Edgware Underground Station
- Parking Available (Permit Required)

£425,000
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 (16' 3" x 14' 1") or (4.95m x 4.29m)

Dining Room (9' 5" x 7' 6") or (2.87m x 2.29m)

Balcony

Kitchen (9' 9" x 7' 7") or (2.97m x 2.31m)

Bathroom

Bedroom 1 (12' 0" x 11' 4") or (3.66m x 3.45m)

Bedroom 2 (12' 0" x 9' 9") or (3.66m x 2.97m)

Bedroom 3 (9' 9" x 7' 0") or (2.97m x 2.13m)

Tenure

We are informed that the tenure is Leasehold

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

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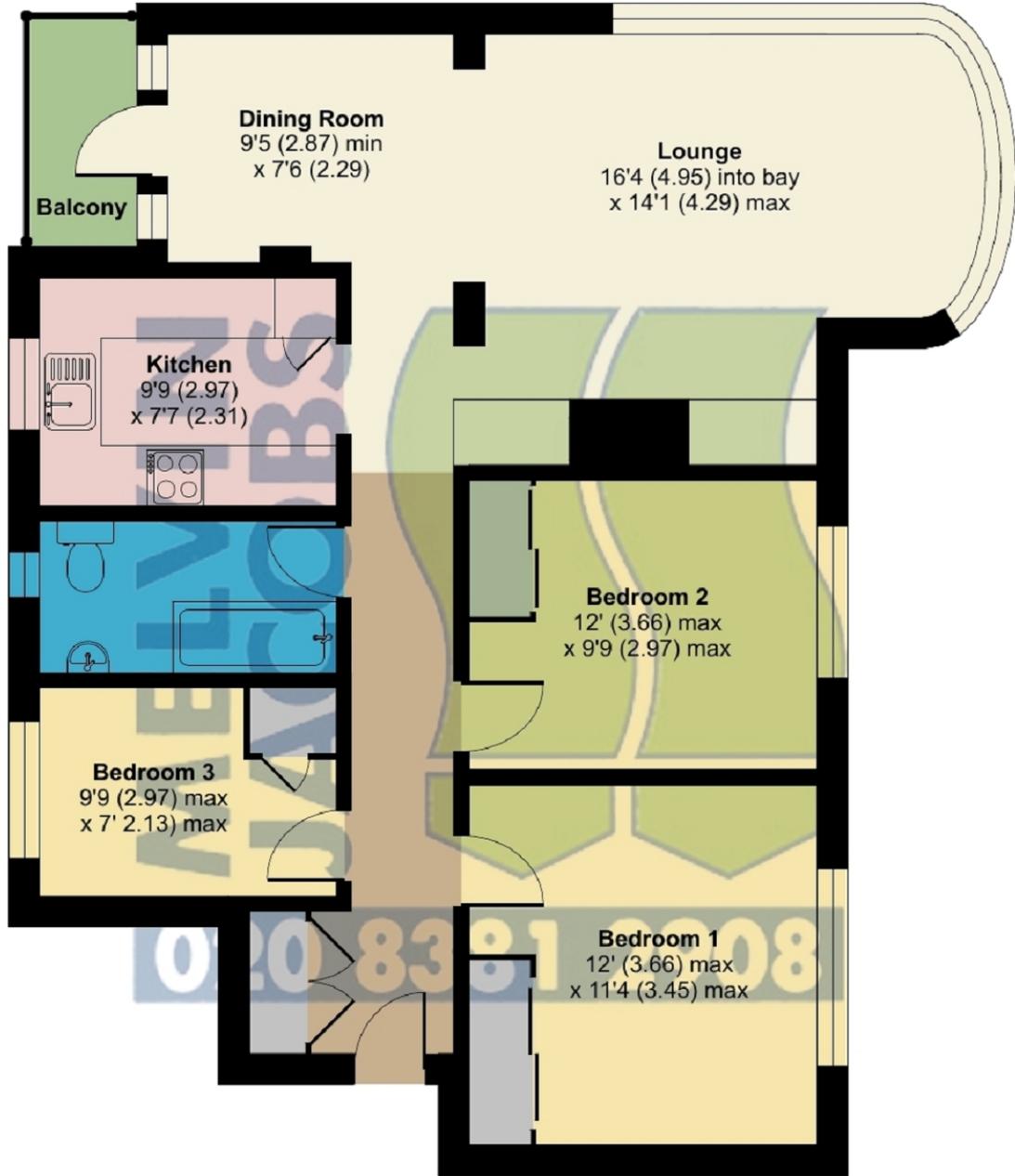
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 = 860 sq ft / 79.8 sq m

For identification only - Not to scale



GROUND FLOOR

