



ENGEL JACOBS
LONDON+HERTS



- Two Bedrooms
- Kitchen
- Allocated Parking Space
- Reception Room with Balcony
- Family Bathroom
- Leasehold with 120 years



Atlas Crescent
Edgware

£350,000
Leasehold

Entrance Hall

Carpeted, radiator, entry phone

Bedroom 1 11' 10" x 9' 9" (3.60m x 2.97m)

Carpeted, double glazed windows to side aspect, radiator.

Bedroom 2 11' 10" x 6' 7" (3.60m x 2.01m)

Carpeted throughout, double glazed windows to side aspect, radiator.

Family Bathroom

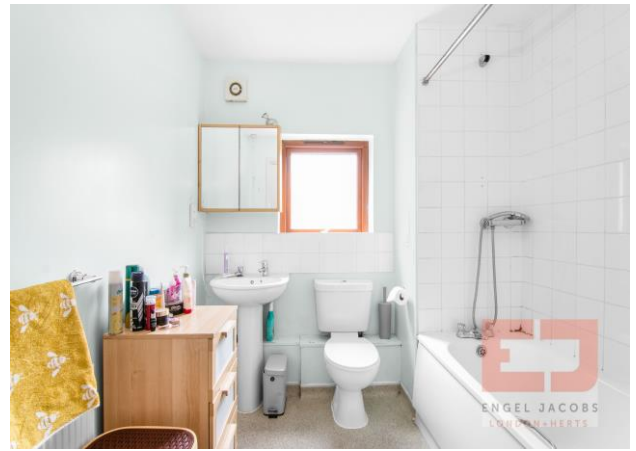
Lino flooring, bath with overhead shower, low level WC, pedestal wash basin, double glazed obscured window to rear aspect, radiator, storage cabinet.

Kitchen 10' 11" x 7' 3" (3.32m x 2.21m)

Lino flooring, fully fitted units both wall mounted and base, ample work surface area, sink with mixer tap, double glazed window to rear aspect.

Reception 15' 4" x 10' 11" (4.67m x 3.32m)

Carpeted, double glazed windows and door to balcony, radiator.

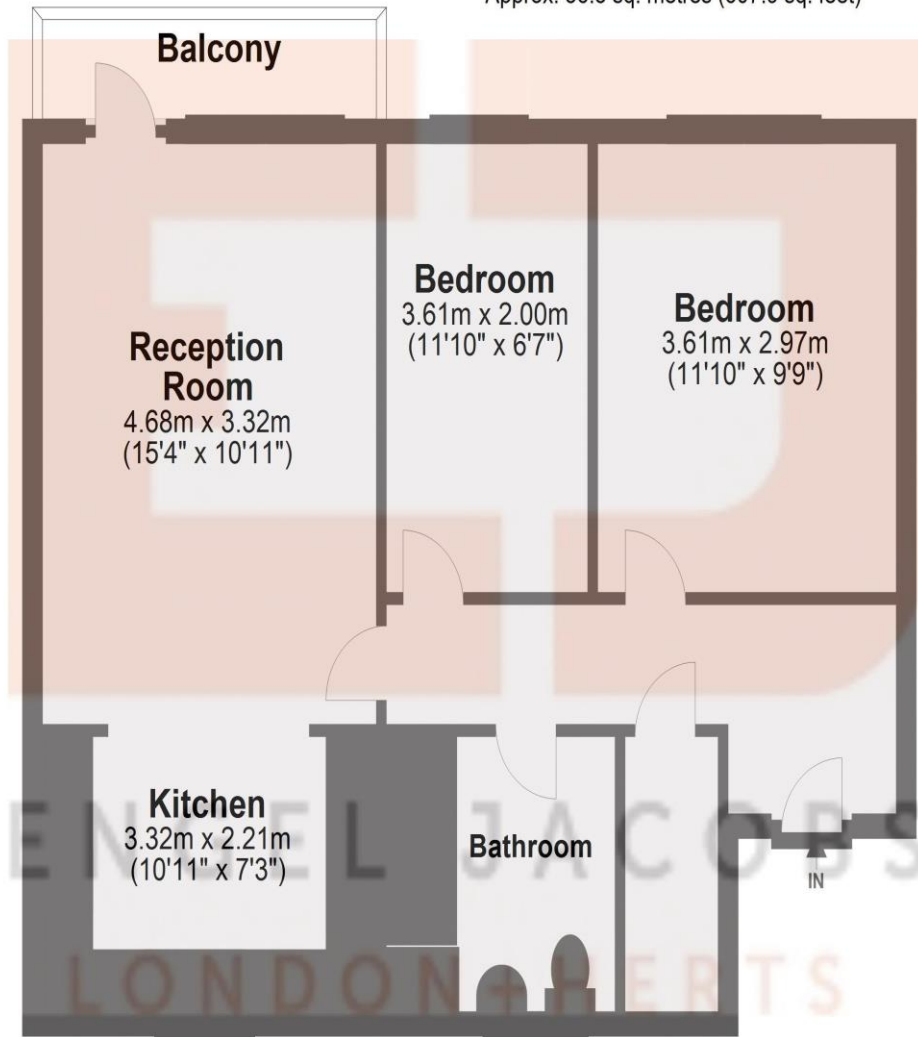


| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Address:
5 @P y/L Court

First Floor

Approx. 56.5 sq. metres (607.9 sq. feet)



Total area: approx. 56.5 sq. metres (607.9 sq. feet)