



Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
100%	A		90
(91-100)	B		
(81-90)	C		
(69-80)	D	59	
(55-68)	E		
(39-54)	F		
1-38	G		
*Not energy efficient - higher running costs			
England, Scotland & Wales			



Mollison Way, Edgware, Middlesex HA8 5QZ

*** CHAIN FREE ***

Mischa & Co are proud to offer this 3 bedroom mid-terrace which is within a short walk to Queensbury Station Parade offering many local amenities such as restaurants, shops and transport links. The property comprises of 3 bedrooms, a large open plan reception room and kitchen, off-street parking for two vehicles, rear garden and brick built outhouse. The property is yet to be extended and as such this property would make for a great little project (STTP). Currently being offered on a chain-free basis!

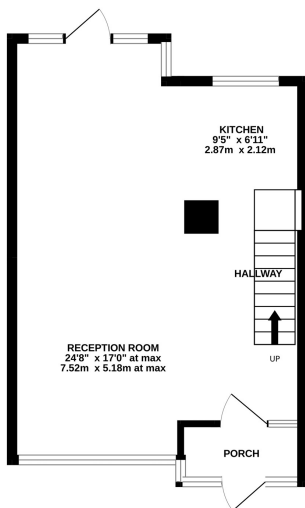
Call the Vendors Sole Agent, Mischa & Co, today to book your tour!

Council Tax band D (Harrow) and EPC rating D (59).

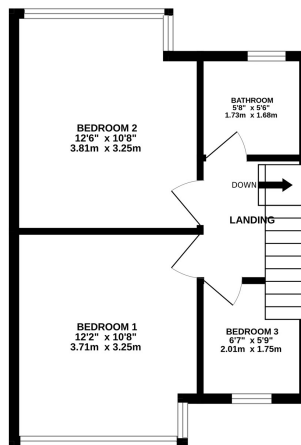
£535,000 Freehold

Floorplan

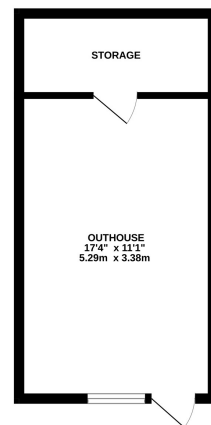
GROUND FLOOR
394 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



OUTSIDE
245 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 765sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.

