



House - Terraced

ABBOTS ROAD EDGWARE HA8 0RU

PCM

£2,400 PCM

FEATURES



3 Bedroom House - Terraced located in Edgware

Maxwell Estates are pleased to present this delightful 3-bedroom terraced family home located on a quiet residential street in the heart of Edgware. This well-maintained property offers 3 bedrooms, 2 bathrooms, 2 receptions and a fully fitted open plan kitchen. The property also benefits from off street car parking for 2 cars and a garden.

This property is located within a walking distance to Burnt Oak Underground Station (Northern Line), providing fast access to Central London. The area is well-served by local shops, cafes, and restaurants, along with popular schools and green spaces.

Key Features:

Three bedrooms

Two bathroom

Two Receptions

Driveway (Space for 2 cars)

Private garden

Rent Amount: £2,400 per calendar month

Deposit £2,769

Available immediately!

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

Holding deposits (a maximum of 1 week's rent);

Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);

Payments to change a tenancy agreement eg. Change of sharer (capped at £50 or, if higher, any reasonable costs)

Call us on

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Council Tax Band

D

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

