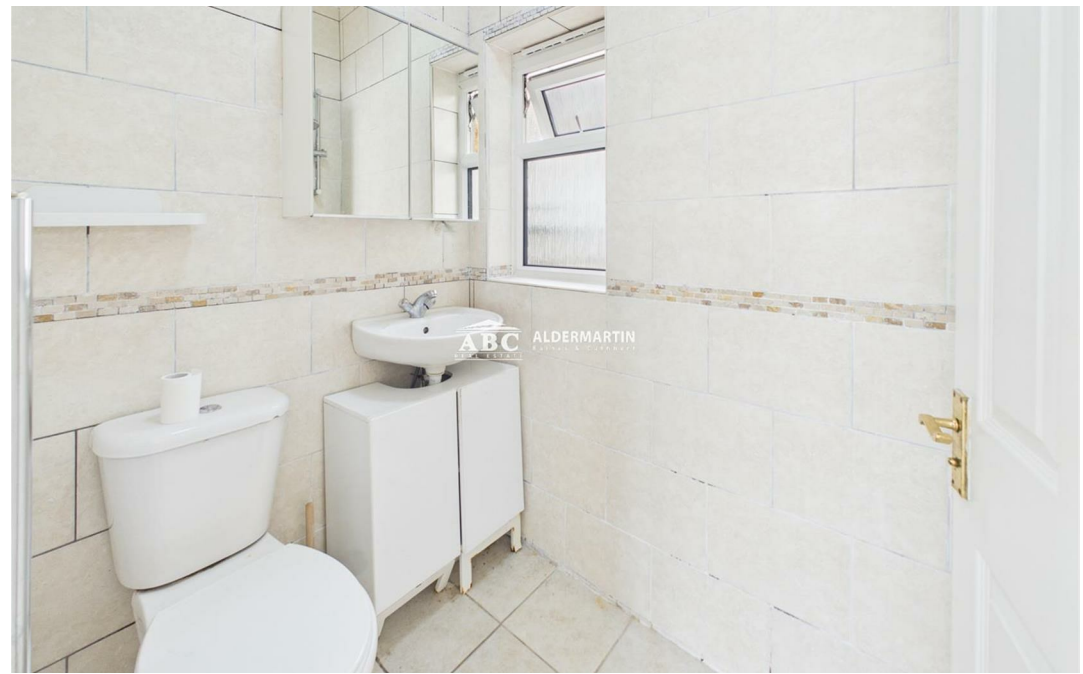
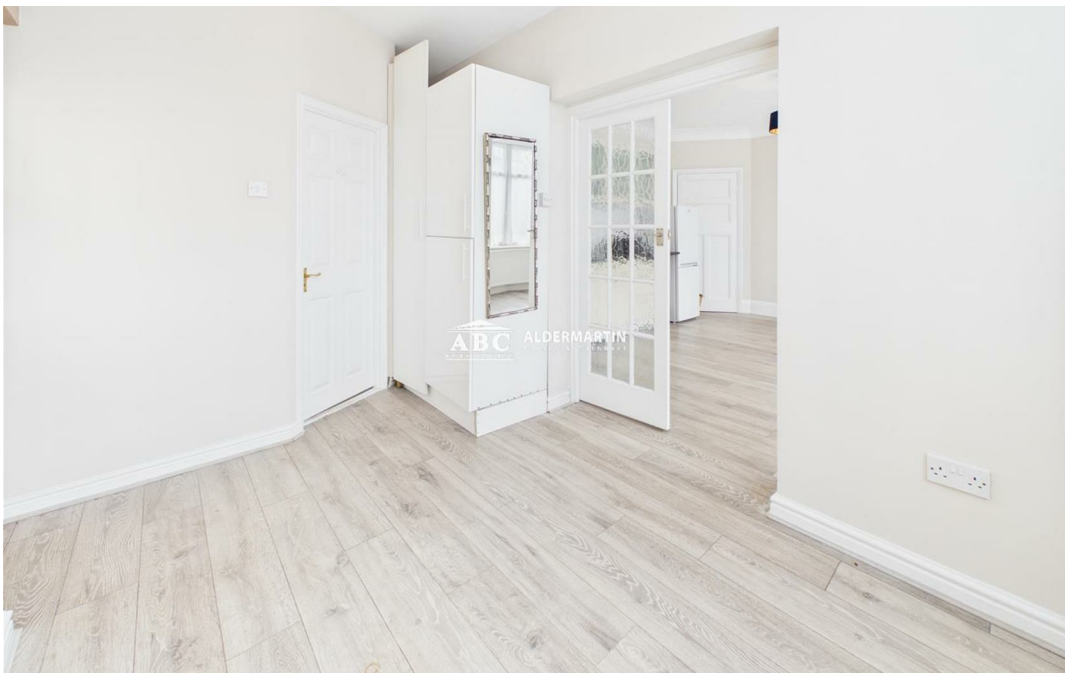




St. Margarets Road, Edgware HA8 9UT

**£1,350 Per
Calendar
Month**





- AVAILABLE NOW
- UNFURNISHED

- UTILITIES (GAS, ELECTRIC & WATER RATES) INCLUDED
- PRIVATE ENTRANCE

- EXCELLENT LOCATION
- EPC RATING D & COUNCIL TAX BAND B

A well-presented, self-contained one-bedroom annex ideally located within minutes' walk of Edgware Underground Station and local amenities. The property offers a spacious living area with an open-plan kitchen, a well-proportioned bedroom, and a bathroom. Available now. Utilities (gas, electric & water rates) included.

Kitchen / Living Area
13'3" x 13'2"

Bedroom
7'9" x 10'6"

Bathroom
5'7" x 4'2"

Approximate total area^m
320 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ABC Hendon Sales
020 8203 4567

