



37 Elmgate Gardens, HA8 9RU
£3,750 Per Month Per Month

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Property Description

A well presented Five Bedroom semi detached family home located on this popular road off Hale Lane, close to local shops and approximately one mile from both Mill Hill Broadway Thameslink Station & Edgware tube station.

The property comprises of a Double Reception Room, a Conservatory, Fitted Kitchen, Three Bathrooms (One en-suite) and Guest Wc.

Amenities include Off Street Parking, a Garage, Secluded Rear Garden, Double Glazing and Gas Central Heating.

Available from June on an Unfurnished basis.

Council Tax Band F.

Sole Agent.

Key Features

- SEMI DETACHED
- TWO RECEPTION ROOMS
- THREE BATHROOMS (ONE EN-SUITE)
- GARAGE & OFF STREET PARKING
- UNFURNISHED
- FIVE BEDROOMS
- MODERN KITCHEN
- SECLUDED GARDEN
- CLOSE TO SHOPS AND TRANSPORT
- COUNCIL TAX BAND F

Important Information

- **Price:** £3,750 Per Month
- **Tenure:**
- **Council Tax Band:** F
- **EPC:** C
- **Locaton:** Edgware

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(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	

Elmgate Gardens HA8

Total Gross Area: 1883 sq ft ... 174.9 m² (including Restricted Height)

Restricted Height room 6.5 sq m

Ground Floor Area: 943 sq ft ... 87.6 m²

First Floor Area: 554 sq ft ... 51.5 m²

Second Floor Area: 386 sq ft ... 35.9 m²



All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

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