



**Broadfields Avenue, Edgware, HA8**  
**£2,300 Per Calendar Month**

**richard  
james**  
ESTATE AGENTS

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## Property Description

A Three bedroom first floor apartment set within this purpose built block within walking distance of Holland House Primary School, Rosh Pinah Primary School only a short walk to the shops and transport links of Edgware.

The remainder of the accommodation comprises from a large reception room, kitchen, bathroom, guest wc, entryphone, double glazing and unreserved off street parking.

Available now on a Unfurnished basis.

Council Tax Band E.


Sole Agent.

## Key Features

- FIRST FLOOR
- RECEPTION ROOM
- BATHROOM
- DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- THREE BEDROOMS
- KITCHEN
- GUEST WC
- OFF STREET PARKING
- COUNCIL TAX BAND E

## Important Information

- **Price:** £2,300 Per Month
- **Council Tax Band:** E
- **EPC:** D
- **Locaton:** Edgware

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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 will 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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