



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(43-54)	F		
(35-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(29-100)	B		
(11-28)	C		
(8-10)	D		
(7-7.5)	E		
(6-6.5)	F		
(5-5.5)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Lynford Gardens, Edgware

3 Bed Semi-Detached

Council tax band: E Tenure: Assured Shorthold Tenancy

£2,350 per month
TO RENT



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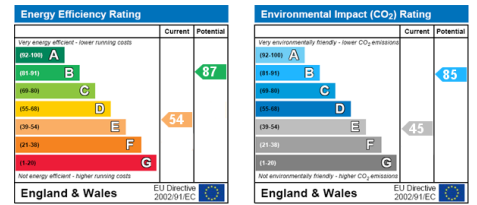


Key Features

- 3 Bedroom Semi Detached Home
- Reception Room
- Eat in Kitchen Breakfast Room
- 2 Bathrooms
- Fitted Cupboards
- Private Garden

Summary

A superb 3 bedroom semi detached family home to rent situated on the desirable Lynford Gardens within the Eruv. The property has modern fixtures throughout, fitted cupboards in the bedrooms and benefits from a downstairs shower room as well as a family bathroom. Available from Monday 27th May 2024. To view this practical family home



The particulars have been prepared with all due care and attention, for the convenience of intending purchasers/tenants. Their accuracy is not guaranteed and they do not form any part of a contract. Purchasers/tenants should check by inspection the accuracy of the particulars prior to signing a contract.