



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61   D	66   D
39-54	E		
21-38	F		
1-20	G		

## Brook Avenue, Edgware

2 Bed Maisonette

Council tax band: B Tenure: Assured Shorthold Tenancy

**£1,500** per month  
**TO RENT**



297 Hale Lane  
Edgware  
Middlesex  
HA8 7AX  
t: 020 8958 8958  
f: 020 8958 2300  
e: [info@groveresidential.co.uk](mailto:info@groveresidential.co.uk)  
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Company No: 9632012 VAT Reg. No: 217 0421 50  
Registered Address: 297 Hale Lane, Edgware, Middlesex, HA8 7AX

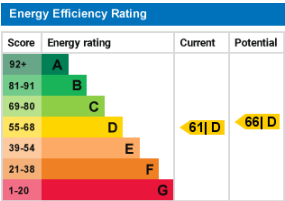


Key Features

- 2 bedroom First Floor Maisonette
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Family Bathroom
- Gas Central Heating & Double Glazing
- Parking Space

Summary

A spacious 2 bedroom first floor maisonette located in the heart of Edgware, within the Eruv and walking distance to Edgware Station & High Street. The property boasts a seperate kitchen, fitted cupboards to the master bedroom, new fridge, new washing machine and a new boiler. To avoid missing out call Grove Residential on 0208 9



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.



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