



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		52	76

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92-100)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO ₂ emissions	

Grove Road, Edgware

3 Bed Maisonette

Council tax band: D Tenure: Assured Shorthold Tenancy

£1,750 per month
TO RENT



297 Hale Lane
Edgware
Middlesex
HA8 7AX

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Key Features

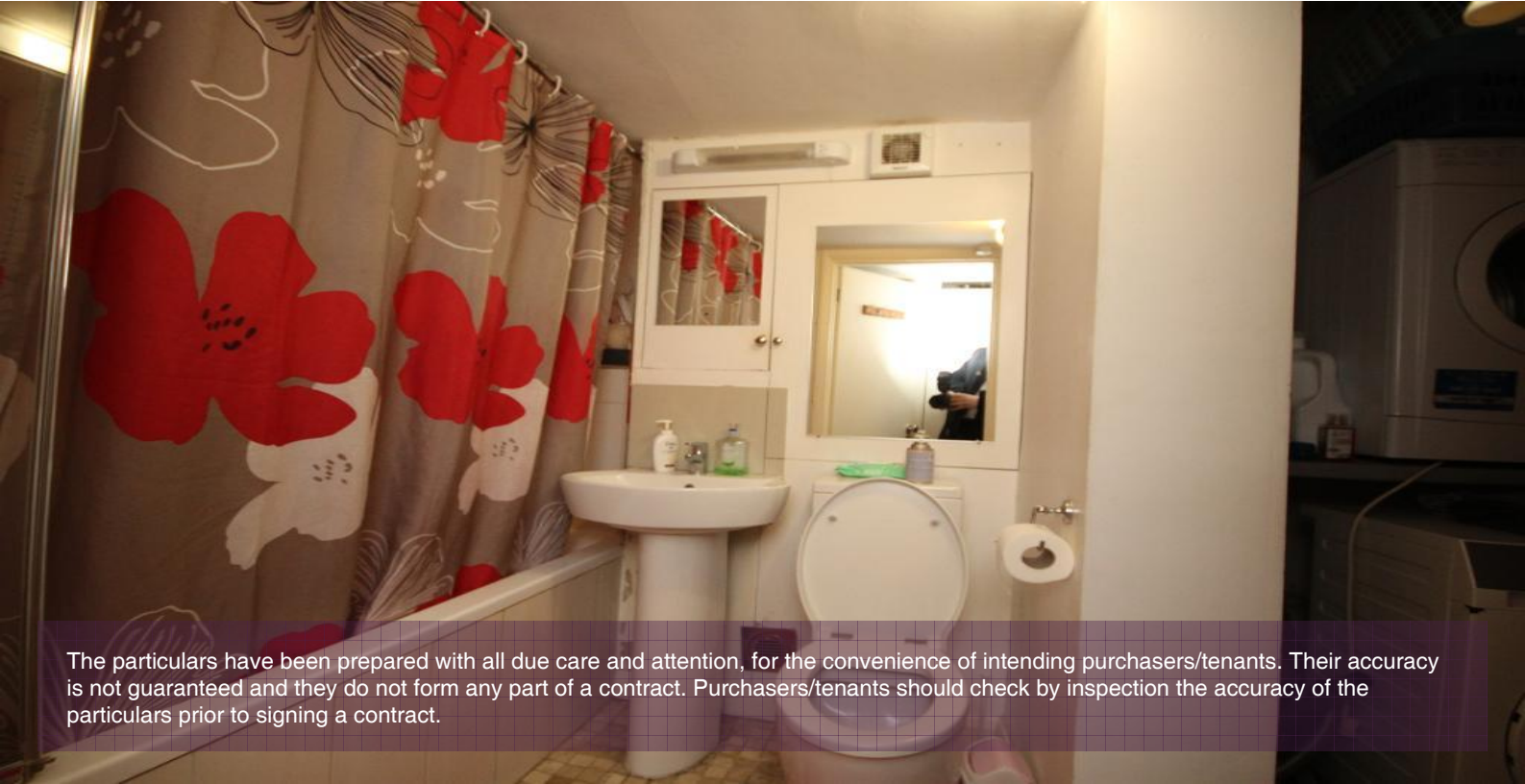
- 3 Double Bedroom Garden Maisonette
- Private garden and terrace
- Wood flooring
- Kitchen
- Family bathroom and Guest WC
- Gas Central Heating

Summary

This rare 3 DOUBLE bedroom ground floor garden flat is available to rent on a long term basis. The property benefits from 3 generous double bedrooms, lounge, bathroom with utility area, lots of storage, private terrace and garden and many more key features. To arrange a viewing, please call 020 8958 8958

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-100)	B		
(81-90)	C		
(71-80)	D		
(61-70)	E		
(51-60)	F		
(1-50)	G	52	76
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(91-95)	B		
(81-90)	C		
(71-80)	D		
(51-70)	E		
(21-50)	F		
(1-20)	G	46	71
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.