



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Edgwarebury Lane, Edgware

6 Bed Detached

Council tax band: G Tenure: Assured Shorthold Tenancy

£4,250 per month
TO RENT



297 Hale Lane
Edgware
Middlesex
HA8 7AX

t: 020 8958 8958
f: 020 8958 2300
e: info@groveresidential.co.uk
w: www.groveresidential.co.uk

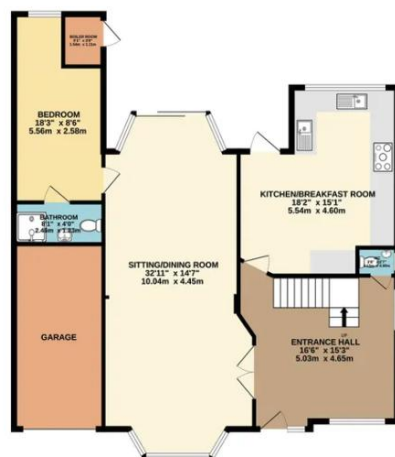
Company No: 9632012

VAT Reg. No: 217 0421 50

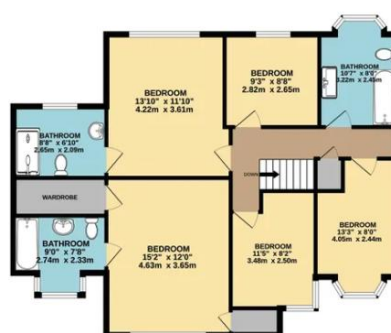
Registered Address: 297 Hale Lane, Edgware, Middlesex, HA8 7AX



GROUND FLOOR
1230 sq.ft. (114.3 sq.m.) approx.



1ST FLOOR
948 sq.ft. (88.1 sq.m.) approx.



133 EDGWAREBURY LANE

TOTAL FLOOR AREA: 2178 sq.ft. (202.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metrepro C2024

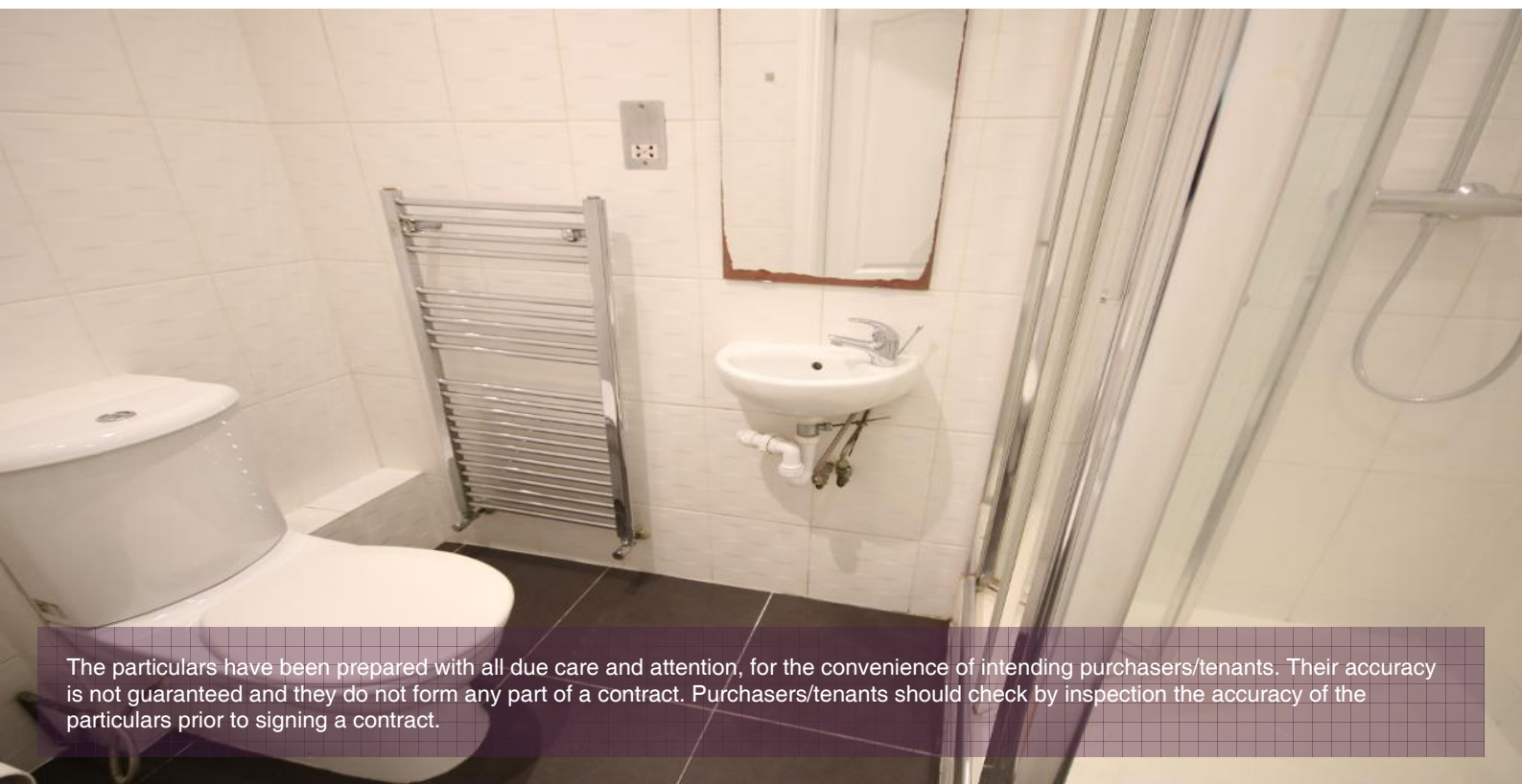
Key Features

- 6 Bedroom 4 Bathroom Detached Home
- Eat In Kitchen
- Double Reception
- Good Sized Bedrooms
- Integral Garage & Side Access
- Scope for Extension STPP

Summary

A rare opportunity to rent this impressive 6 bedroom 4 bathroom detached family home on the highly sought after road Edgwarebury Lane, within the Eruv, available now. On the ground floor, the property comprises of a wide double reception, eat in kitchen, guest bedroom & ensuite as well as a gorgeous entrance hall. On the first

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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.