



**38 Edgwarebury Lane, HA8 8LW**

£3,500 Per Month Per Month

**richard  
james**

ESTATE AGENTS

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## Property Description

A newly refurbished Four bedroom, Two bathroom (one en-suite) semi-detached family house located in the heart of Edgware in this highly desirable road close the amenities of Edgware High Street including Northern Line Station.

The house offers bright, well planned family accommodation to include a large reception room, kitchen/breakfast room, guest wc/utility room, separate wc, and double glazing.

Externally there is an off street parking and a secluded rear garden.

Edgwarebury Lane is well located for popular schools in both private and state sectors including North London Collegiate and Rosh Pinah Primary School.

The open spaces of Stonegrove and Edgwarebury Parks are within close proximity as are various places of worship.

## Key Features

- SEMI-DETACHED FAMILY HOUSE
- LARGE RECEPTION ROOM
- TWO BATHROOMS (ONE EN-SUITE)
- OFF STREET PARKING
- NO PETS
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- SECLUDED GARDEN
- NEWLY REFURBISHED
- COUNCIL TAX BAND G

## Important Information

- **Price:** £3,500 Per Month
- **Tenure:**
- **Council Tax Band:** G
- **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>		<b>82</b>
(69-80) <b>C</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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