



CANADA PARK PARADE, COLUMBIA AVENUE EDGWARE, HA8

£2,050 PER MONTH

Spacious 3-Bedroom Flat Ideal for families or professionals.

This well-presented 3-bedroom flat offers a perfect blend of comfort and convenience. Located in a desirable neighbourhood, the property features a bright and airy living room, a modern fully-fitted kitchen, and three generously sized bedrooms – including a master bedroom. The family bathroom is sleek and contemporary, and ample storage is available throughout. Residents benefit from secure entry and close proximity to local amenities, schools, and public transport links.


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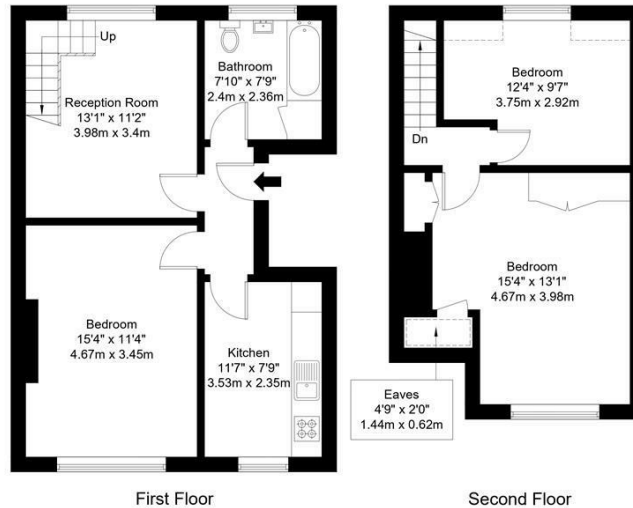
Columbia Avenue, HA8 5DD

Approx Gross Internal Area = 79.8 sq m / 859 sq ft

Restricted head height / Eaves = 2 sq m / 22 sq ft

Total = 81.8 sq m / 880 sq ft

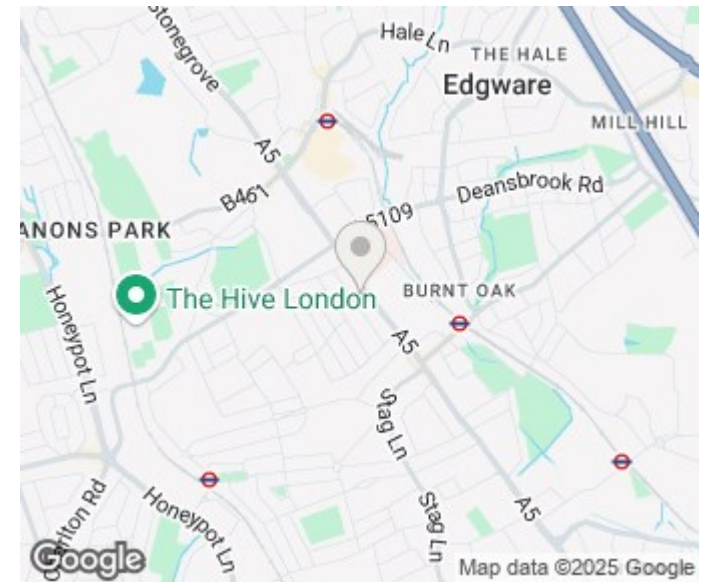
 = Reduced headroom below 1.5m / 5'0"



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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