



CANADA PARK PARADE, COLUMBIA AVENUE EDGWARE, HA8

£2,050 PER MONTH

A newly refurbished 3 bedroom flat to rent in Edgware HA8, set on Canada Park Parade, Columbia Avenue. The property is offered fully furnished with all brand new furniture and is available now.

Inside, the flat has been completely modernised and is ready for first occupancy after refurbishment. It features a bright living room, a brand new fitted kitchen, three good size bedrooms and a fresh family bathroom. All furniture, appliances and fittings are new, so everything feels clean and ready to move into straight away.

The location is very convenient- just a short walk to Edgware Underground Station (Northern Line) and local bus routes. Shops, cafés, supermarkets, restaurants, schools and green spaces are all close by, making this a great spot for families and professionals.

If you are looking for a 3 bedroom refurbished flat to rent in Edgware HA8, this home on Canada Park Parade is an excellent choice.

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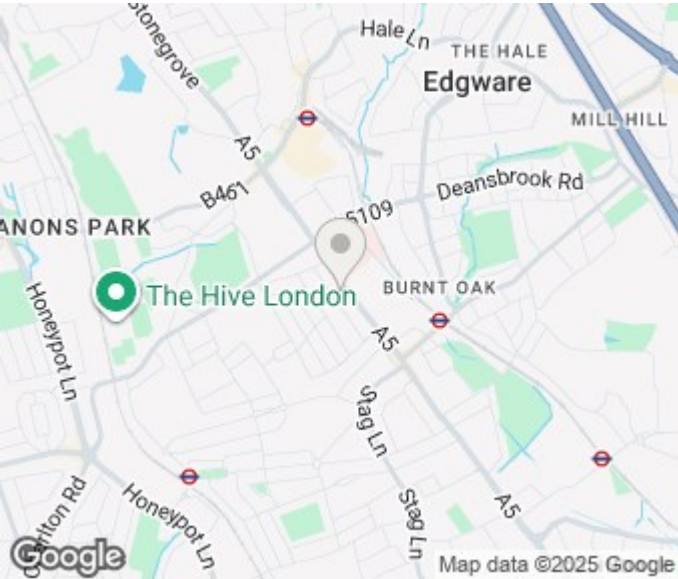
Columbia Avenue, HA8 5DD

Approx Gross Internal Area = 79.92 sq m / 860 sq ft



Ref :
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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