



## BROADHURST AVENUE

EDGWARE, HA8 8TR

£900

To let: A cosy, naturally lit en-suite room in Edgware, situated within the Eruv. The room features a comfortable bed and an en-suite bathroom with both a bathtub and a separate shower.

Shared amenities include a fully fitted kitchen, a communal dining room, and a lounge area for relaxation. The property also offers a well-maintained garden with outdoor furniture, ideal for enjoying the outdoors.

This offering is perfect for individuals seeking a blend of private space and shared living in a quiet, neighbourly area within the Eruv. It provides a comfortable and convenient setting for a peaceful lifestyle.



TAYLOR HAWKINS  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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