



**Reynolds Drive, Edgware  
London HA8 5PY**

**£795 Per Calendar Month**

\*\*\*FURNISHED SINGLE ENSUITE ROOM TO RENT IN QUEENSBURY – LESS THAN 2 MINUTES' WALK TO STATION (JUBILEE LINE)\*\*\*

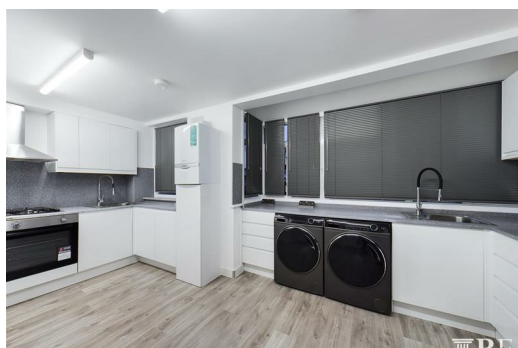
ALL BILLS INCLUDED – GAS, ELECTRIC, WATER, COUNCIL TAX & BROADBAND




Regal Estates are pleased to present this modern en-suite single room in a shared house in Queensbury, HA8. The room comes furnished with a bed, mattress, wardrobe, bedside tables and desk.

The property offers a private en-suite bathroom, a large fully fitted double kitchen with two sinks, two ovens and two cookers, as well as a shared garden (shared with only one other room). Excellent location within walking distance of Queensbury Station (Jubilee Line) and close to local amenities.

\*SINGLE OCCUPIER ONLY\*

Early viewings are highly recommended – call now to arrange yours!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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