



House - Terraced

THIRLEBY ROAD, EDGWARE, HA8 0HG

£2,300

KEY FEATURES:

3 Bedroom (2 Double, 1 single)

1 Bathroom (1 Extra W/C)

2 Reception

Garden

Driveway large enough for 2 cars



3 Bedroom House - Terraced located in Edgware

Maxwell Estates are delighted to present this stunning fully-refurbished 3 bedroom terraced house. This family home is conveniently located within walking distance to Burnt Oak Underground Station (Northern Line), Outstanding Ofsted rated schools and all essential amenities. The property comprises 2 double bedrooms (1 single bedroom), 2 Receptions, 1 bathroom (1 Extra W/C), spacious kitchen with dining area, well sized garden with a shed and a driveway fit for 2 cars.

Summary:

Rent Amount: £2,300.00 per month

Deposit / Bond: £2,653.00

Available: 1st May 2024

Landlords Requirement:

NO SHARERS/HMO

Viewings are highly recommended!

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

Holding deposits (a maximum of 1 week's rent);

Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);

Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);

Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);

Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services "telephone, internet, cable/satellite television), TV licence; Council tax (payable to the billing authority);

Call us on


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Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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 are advised to recheck the measurements.

