



Apartment

# FLAT 14, LEAMINGTON HOUSE STONEGROVE, EDGWARE, HA8 7TN

# £2,495

FEATURES



# 2 Bedroom Apartment located in Edgware

Call us on

0208 952 0808

[info@maxwellestates.co.uk](mailto:info@maxwellestates.co.uk)

[www.maxwellestates.co.uk](http://www.maxwellestates.co.uk)

Maxwell Estates are delighted to present this lovely fully-furnished 2 bedroom first floor flat. The property is conveniently located within walking distance to Edgware Station (Northern Line), Stanmore Station (Jubilee Line) and all essential amenities. This property boasts 2 large double bedrooms (1 with en-suite), spacious reception with dining area, 2 bathrooms, fully fitted kitchen, balcony and a lift within the building.

#### Summary:

Rent Amount: £2,495.00 per month

Deposit / Bond: £2,878.00


Available: 25th April 2024

#### Landlords Requirement:

NO SHARERS/HMO

Council Tax Band

F

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 are advised to recheck the measurements.

