



Studio

57A VANCOUVER  
ROAD, EDGWARE,  
LONDON, HA8 5DH

PCM

£1,000 PCM

FEATURES



# 0 Bedroom Studio located in London

Call us on

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

\*£1,000PCM ALL UTILITY BILLS INCLUDED\* Maxwell Estates are delighted to offer this ground floor Annex studio, perfect for a single professional. Situated in Burnt Oak, this property is located within a 1-mile radius of Burnt Oak Railway Station and all essential amenities. The property benefits from laminated flooring, private bedroom and bathroom.

**Key Features:**

ALL BILLS INCLUDED (excluding council tax)

1 Bedroom


1 Bathroom

**Summary:**

Rent Amount: £1,000.00 per month

Deposit / Bond: £1,153.00

## Council Tax Band

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.

