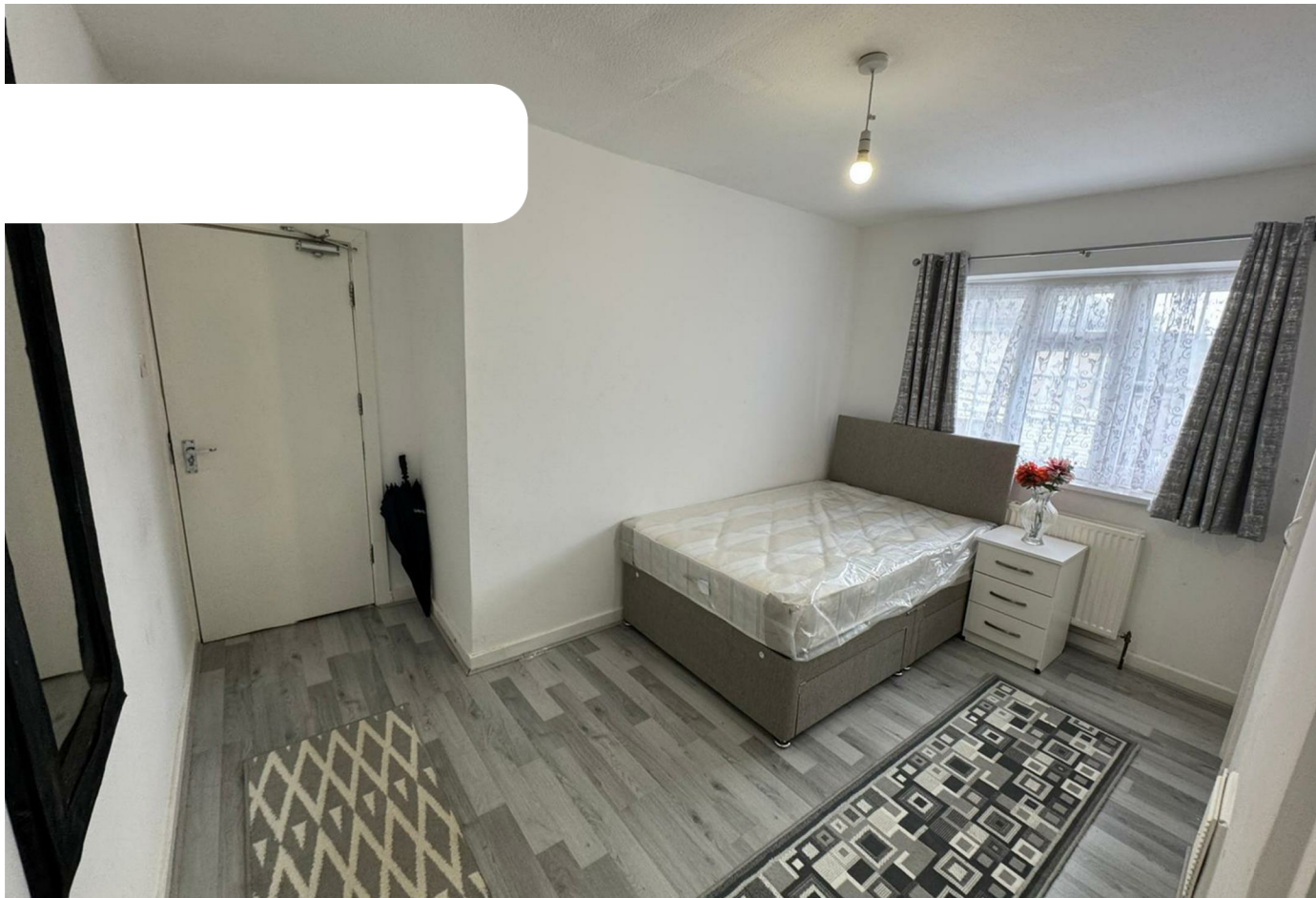




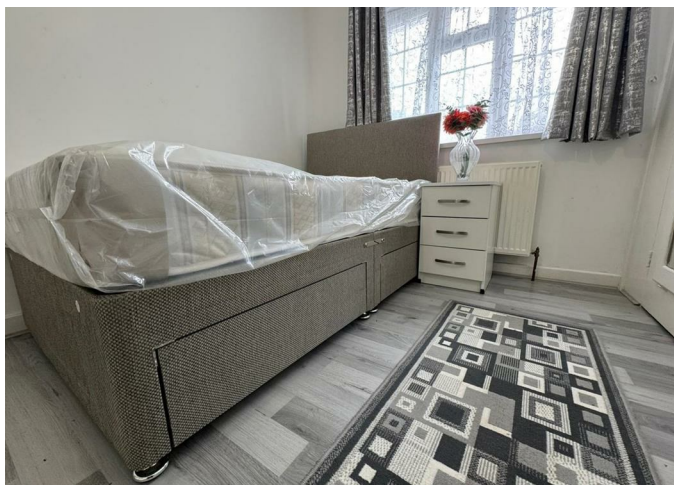
Room

**83 MERLIN
CRESCENT,
EDGWARE, LONDON,
(ROOM 6), HA8 6JB**

PCM

£700 PCM

FEATURES



1 Bedroom Room located in London

Maxwell Estates is pleased to present this medium-sized double room perfect for a single working adult. The property is located in Edgware, within a 1-mile radius of Queensbury Tube Station and all essential amenities. The property benefits from a large kitchen with a dining area with two of each appliances, a communal reception and a communal garden.

The bathroom will be shared with 3 others.

WIFI included

Summary:
Rent: £700pcm
Deposit: £807.69
Available: 26 March 2025

Call us on

0208 952 0808

info@maxwellestates.co.uk

www.maxwellestates.co.uk

Council Tax Band

Exempt

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.

