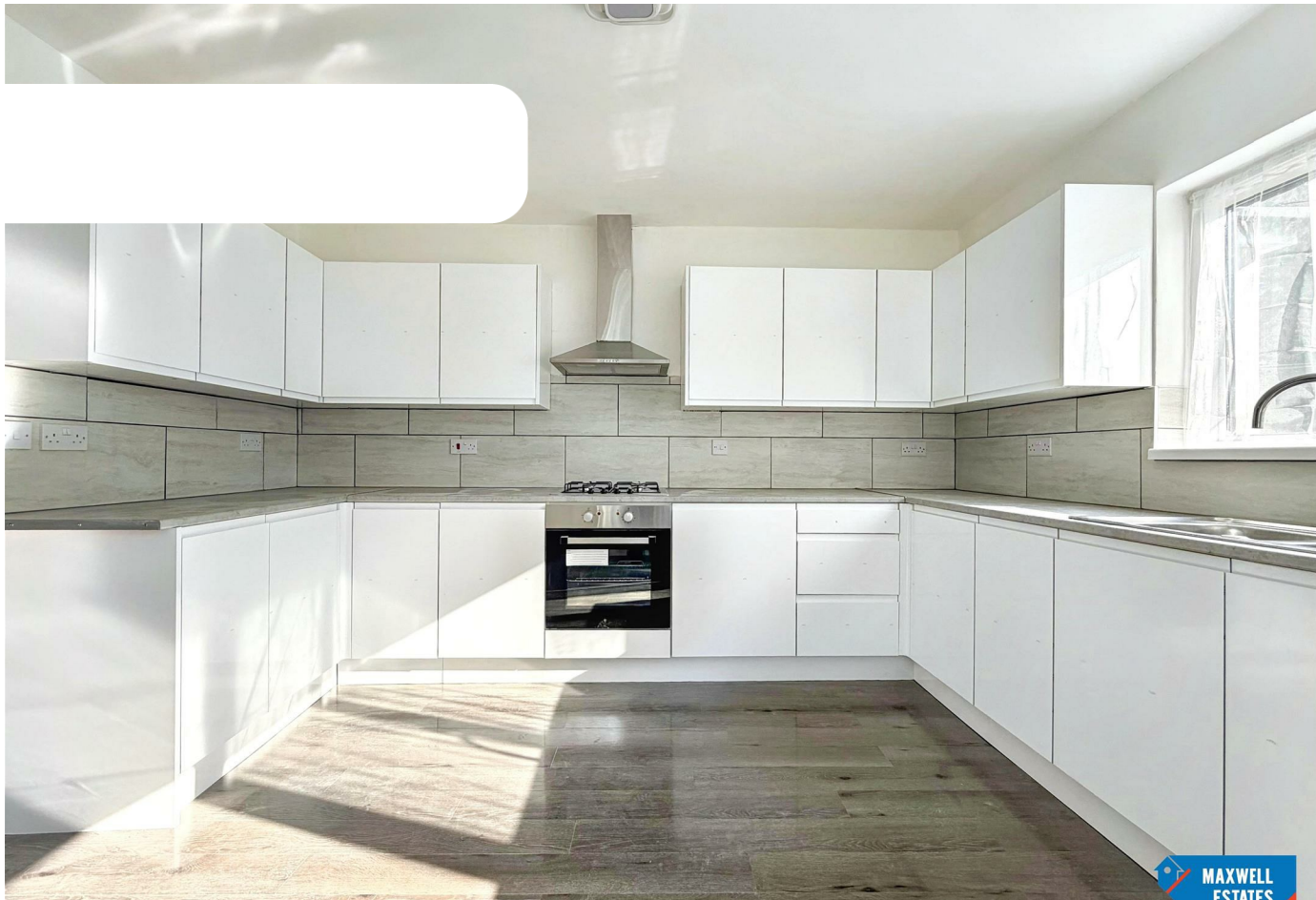




House - Detached

# 11 THE HIGHLANDS, EDGWARE, HA8 5HA

PCM

## £3,500 PCM

FEATURES



# 4 Bedroom House - Detached located in Edgware

Maxwell Estates are delighted to present this well maintained and generously proportioned 4 bedroom, 2 bathroom family home, located on The Highlands, Edgware.

This property offers bright and spacious accommodation throughout, and has been fully refurbished to a high standard. The ground floor comprises a modern fitted kitchen and two well proportioned reception rooms, providing excellent space for both everyday living and entertaining. The property benefits from off street parking and a garden.

The home is conveniently located close to local shops, supermarkets, well regarded schools and nearby green spaces. Excellent transport links are within easy reach, including Burnt Oak Underground Station (Northern Line) which is only a 7 minute walk, providing direct access into Central London.

Summary:  
Rent: £3,500pcm  
Deposit £4038

Call us on  
**0208 952 0808**  
[info@maxwellestates.co.uk](mailto:info@maxwellestates.co.uk)  
[www.maxwellestates.co.uk](http://www.maxwellestates.co.uk)

Council Tax Band  
**E**

| 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  |

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.

