



**Columbia Avenue, Edgware  
London HA8 5DQ**

**£850 Per Calendar Month**

\*\*\*DOUBLE EN-SUITE ROOM ON THE GROUND FLOOR, JUST 0.6 MILES FROM BURNT OAK STATION (NORTHERN LINE)\*\*\*

\*ALL BILLS INCLUDED – GAS, WATER, ELECTRICITY, COUNCIL TAX & BROADBAND\*

This room comes furnished with a bed base (no mattress), fridge and freezer, and has a private en-suite bathroom. The room is located on the ground floor. The property also features a fully fitted double kitchen, an additional single kitchen, a communal garden, and three driveway parking spaces available on a first-come, first-served basis.

Located on Columbia Avenue, the property offers easy access to a range of local amenities, including bus links and Burnt Oak Station (Northern Line). Iceland Supermarket is just 0.2 miles away, with all the amenities of Burnt Oak Broadway and the A5 also close by.

\*SINGLE OCCUPANCY ONLY\*

Early viewings are advised. Call us now to arrange a viewing.



