



**Waltham Drive, Edgware
London HA8 5PE**

£950 Per Calendar Month

WOW – MODERN LOFT ENSUITE ROOM TO RENT IN QUEENSBURY, JUST 0.4 MILES FROM QUEENSBURY STATION (JUBILEE)

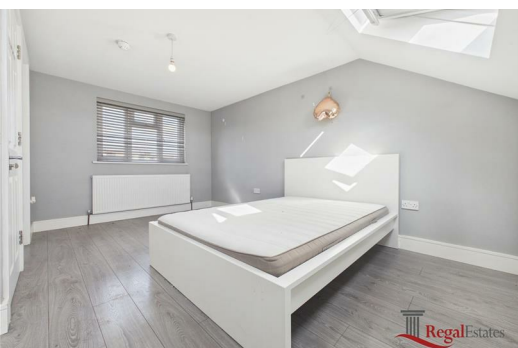
ALL BILLS INCLUDED – GAS, WATER, ELECTRICITY, COUNCIL TAX AND BROADBAND

Presenting this spacious ensuite loft room available for rent in Queensbury. This room comprises fitted wardrobes in the eaves, a chest of drawers, a mini fridge/freezer, and a bed and mattress, along with a full ensuite bathroom. Communal areas include a spacious driveway and a double communal kitchen.

Amazing local amenities include Tesco Express just 400 ft away, Queensbury Station (Jubilee) just 0.4 miles away, the nearest bus stop less than 500 ft away, and plenty of food options nearby on Mollison Way.

SINGLE OCCUPANCY ONLY

Immediate viewings advised. Call us now to arrange a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

