



Apartment

# WATLING AVENUE EDGWARE HA8 0LZ

Per Calendar Month

## £1,750 Per

FEATURES



# 2 Bedroom Apartment located in Edgware

Call us on

0208 959 0000

[info@maxwellestates.co.uk](mailto:info@maxwellestates.co.uk)

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

Maxwell Estates are delighted to present this ground floor flat, located on Watling Avenue, in Edgware.

This property offers a reception room, two well-proportioned bedrooms, and a family bathroom. The layout provides comfortable and practical living accommodation, perfect for professional tenants, couples, or a small family. A key feature of the property is the large, well-kept communal garden, offering excellent outdoor space for relaxing or entertaining.

Situated in Edgware, the home is close to shops, cafés, and restaurants. Green spaces like Watling Park and Montrose Park are nearby.

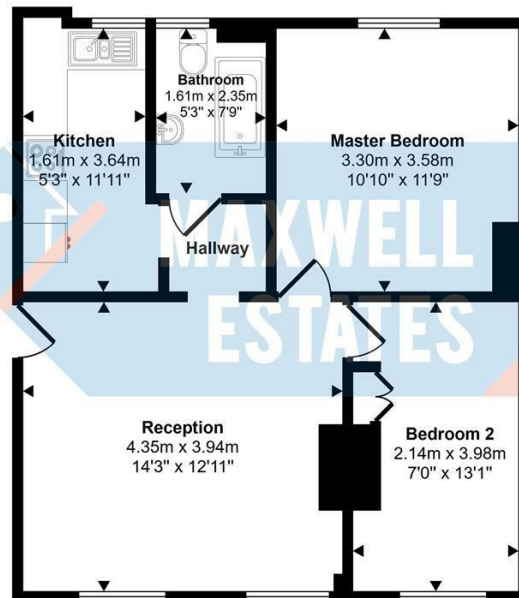
Excellent transport links include Mill Hill Broadway Railway Station (Thameslink) and Burnt Oak Underground Station (Northern Line), plus multiple local bus routes.

Summary:  
Ground floor

Council Tax Band

C

Approx Gross Internal Area  
52 sq m / 560 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

