



Room

**83 MERLIN  
CRESCENT,  
EDGWARE, LONDON,  
(ROOM 1), HA8 6JB**

Per Calendar Month

**£625 Per**

FEATURES



# 1 Bedroom Room located in London

Maxwell Estates is pleased to present this small 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 1 other.

WiFi included

Summary:  
Single occupant only  
Rent: £625pcm  
Deposit: £721.15

Call us on


0208 959 0000

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

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

Council Tax Band

Exempt

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.

