



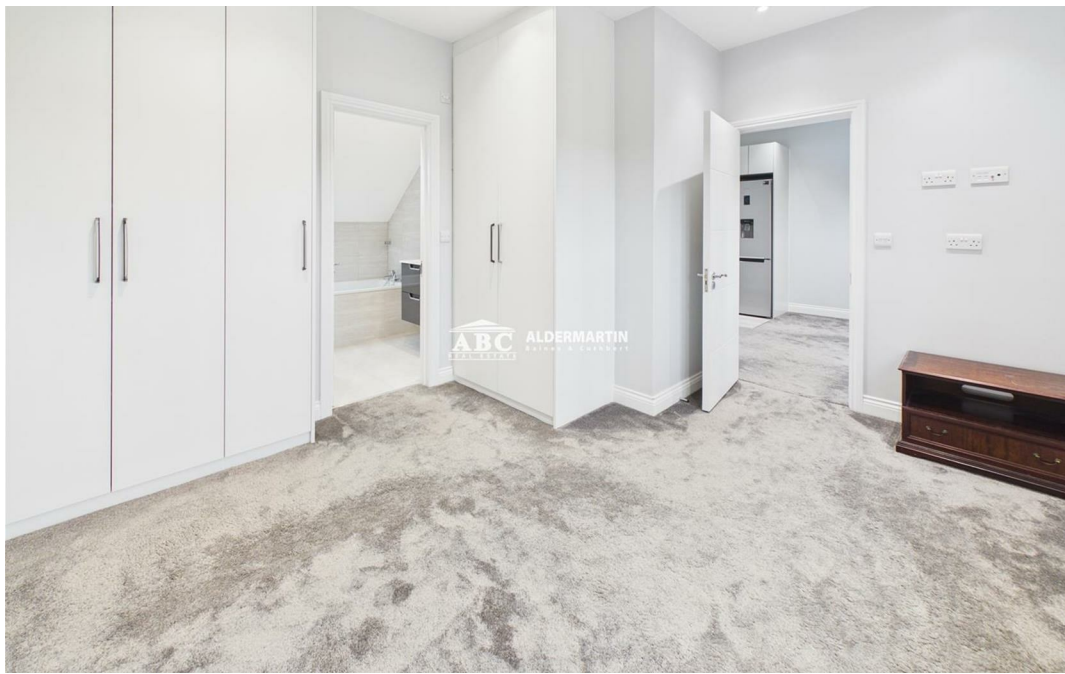
**Fairmead Crescent, Edgware HA8 8YH**

**£1,450 Per  
Calendar**

**Month**







- 1 BEDROOM FIRST FLOOR FLAT
- COUNCIL TAX & UTILITY BILLS INCLUSIVE

- AVAILABLE NOW
- SINGLE OCCUPANT ONLY

- EXCELLENT LOCATION
- EPC RATING C

COUNCIL TAX & UTILITY BILLS INCLUDED. A spacious and immaculate 1 bedroom first floor flat to rent in this superb location for easy access to transport links and local shops. Including a living room with open plan kitchen, bathroom and storage cupboards. Available now, single occupant only.





Approximate total area<sup>1)</sup>

376 ft<sup>2</sup>

Reduced headroom

20 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ABC Hendon Sales  
020 8203 4567

