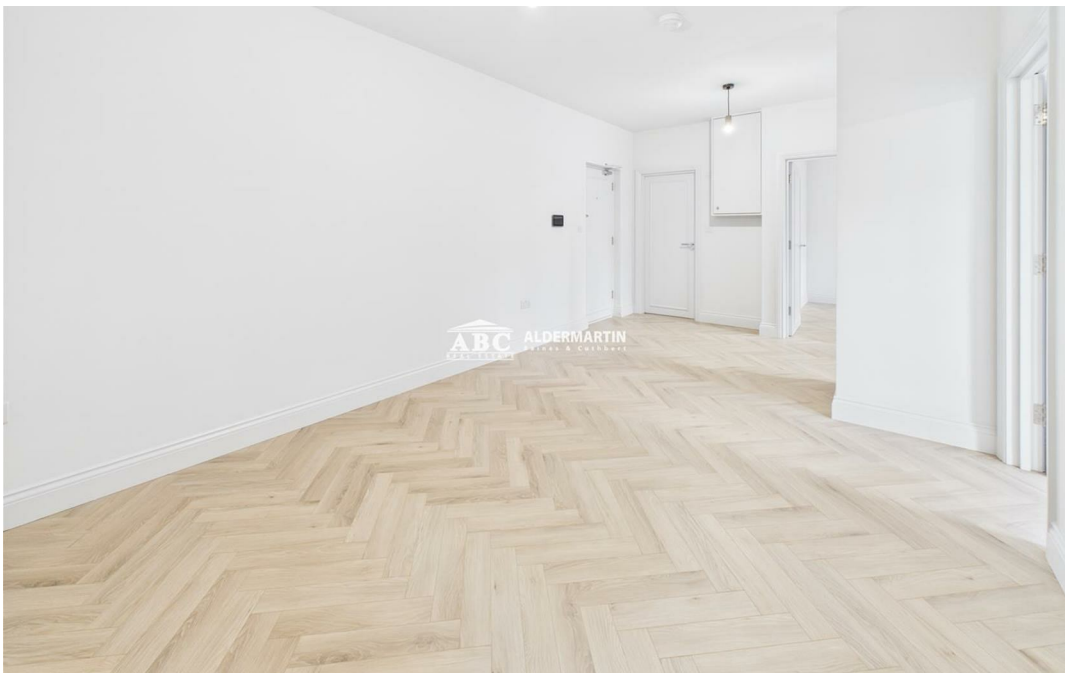
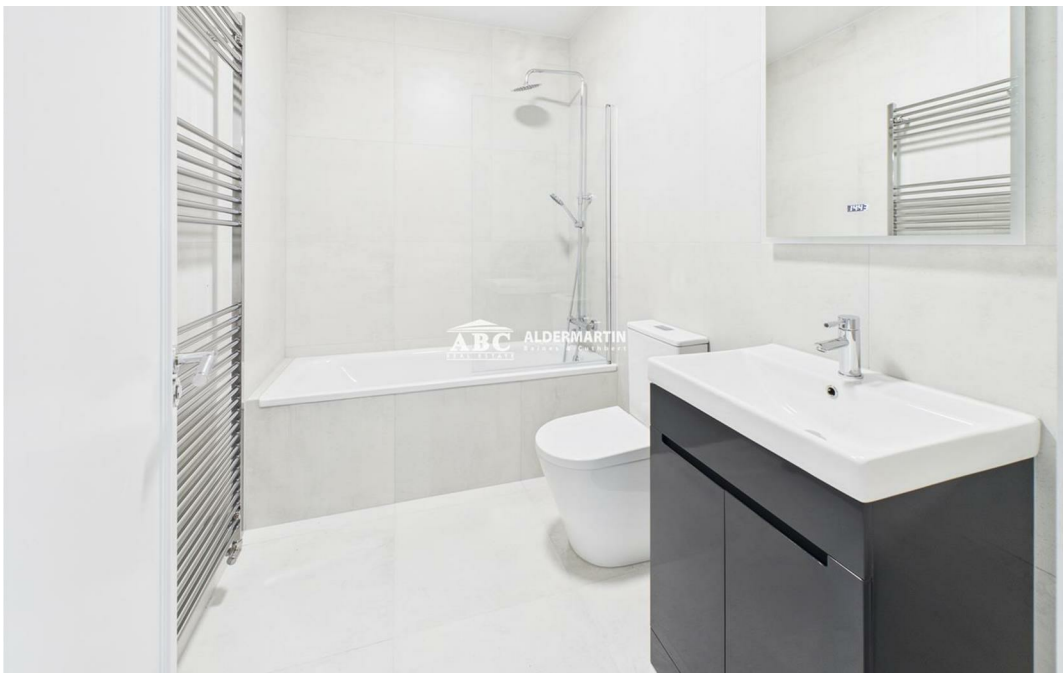




**High Street, Edgware HA8 7EL**

**£2,100 Per  
Calendar  
Month**





- 2 DOUBLE BEDROOMS
- AVAILABLE NOW

- 1 BATHROOM
- RESIDENTS PARKING

- NEWLY REFURBISHED
- COUNCIL TAX BAND D & EPC RATING B

A stunning newly refurbished 2 bedroom apartment to let in this superb location just minutes walk away from Edgware Tube Station. Including a reception room with open plan kitchen, bathroom and residents parking. Available now.

**Kitchen / Living Area**  
5'10" x 12'11"

9'3" x 15'0"

12'6" x 10'2"

**Kitchen / Living Area**  
19'4" x 10'6"

**Bathroom**  
8'3" x 5'8"

ABC ALDERMARTIN  
SALES & LETTINGS

GIRAFFE360

Approximate total area<sup>m</sup>  
593 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**ABC Hendon Sales**  
**020 8203 4567**

