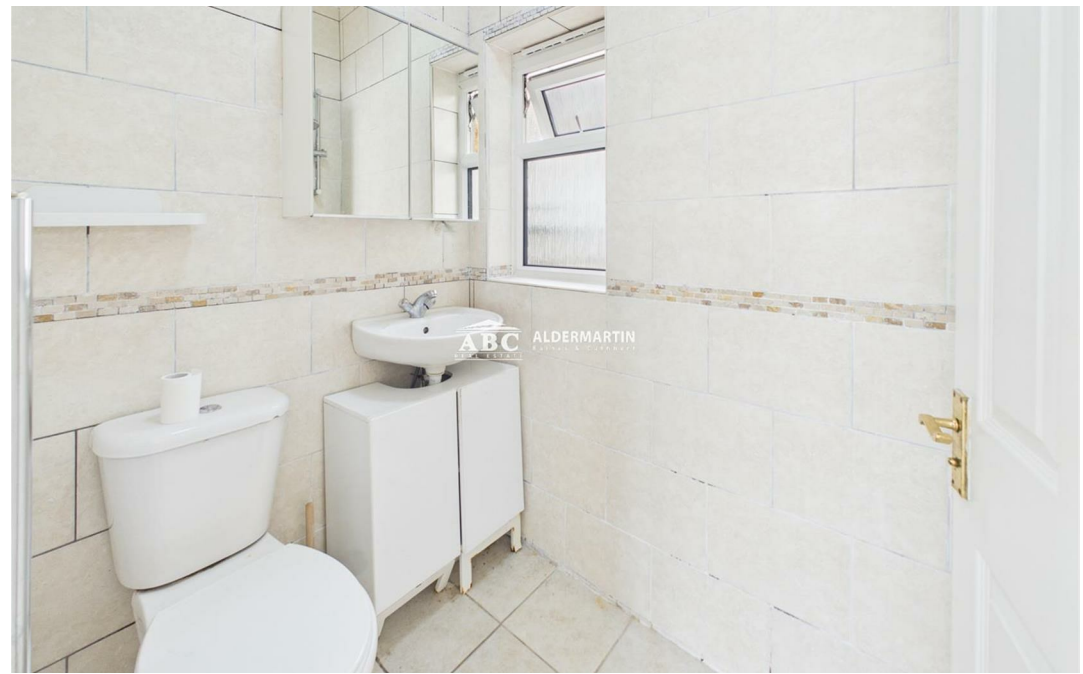
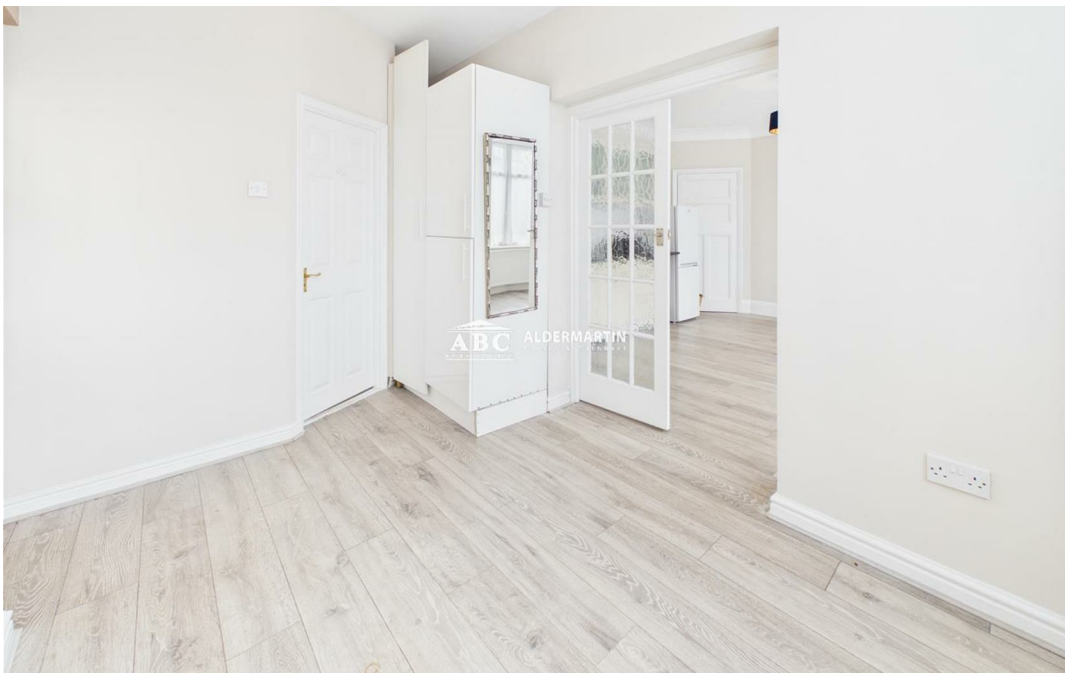




**St. Margarets Road, Edgware HA8 9UT**

**£1,495 Per  
Calendar  
Month**





- AVAILABLE NOW
- UNFURNISHED

- UTILITIES (GAS, ELECTRIC & WATER RATES) INCLUDED
- PRIVATE ENTRANCE

- EXCELLENT LOCATION
- EPC RATING D & COUNCIL TAX BAND B

A well-presented, self-contained one-bedroom annex ideally located within minutes' walk of Edgware Underground Station and local amenities. The property offers a spacious living area with an open-plan kitchen, a well-proportioned bedroom, and a bathroom. Available now. Utilities (gas, electric & water rates) included.

**Kitchen / Living Area**  
13'3" x 13'2"

**Bedroom**  
7'9" x 10'6"

**Bathroom**  
5'7" x 4'2"

Approximate total area<sup>m</sup>  
320 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.

GIRAFFE360

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 68                      |           |
| (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

