



**Merrion Avenue, Stanmore  
Middlesex HA7 4RY**

**£2,195 Per Calendar Month**

**\*\*FIVE BEDROOMS \*\* DRIVEWAY PARKING FOR TWO CARS\*\* GARDEN \*\* AVAILABLE NOW**

Regal Estates are proud to present this large 5 bedroom semi-detached family house situated within a short walk to Stanmore Station (Jubilee Line) and shopping facilities at Stanmore Broadway.

The property comprises of a reception, fully fitted kitchen with all appliances, separate dining room, spacious bedrooms, some with fitted wardrobes and two bathrooms and an ensuite bathroom.

Further benefits include double glazing throughout, gas central heating, side garage, along with a well-tended garden and front driveway to park up to 2 cars.

Early viewings are strongly advised. Call us to arrange an immediate viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	83
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	54	79
EU Directive 2002/91/EC		
England & Wales		

