




**Reynolds Drive, Edgware
London HA8 5PY**

£770 Per Calendar Month

Regal Estates are delighted to offer this en-suite double room in Queensbury HA8 - Less than a 2 minute walk to the station.

- Double room
- En suite bathroom
- Shared fitted double kitchen (2 ovens, 2 kitchen sinks, fitted kitchen units)
- Laminate flooring throughout
- Double Glazing throughout
- Available furnished
- ALL BILLS INCLUDED (Electric, Gas, Water, Council Tax and Wi-Fi included)
- Close to local amenities
- Single occupier only
- Walking distance to Queensbury Station (Jubilee Line)



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		
	71	84
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	67	81
England & Wales		EU Directive 2002/91/EC 