



## Portland Crescent, Stanmore Middlesex HA7 1LS

**£925 Per Calendar Month**

\*\*\*ENSUITE DOUBLE ROOM TO RENT IN STANMORE – SHORT WALK TO STREATFIELD ROAD & LOCAL AMENITIES\*\*\*

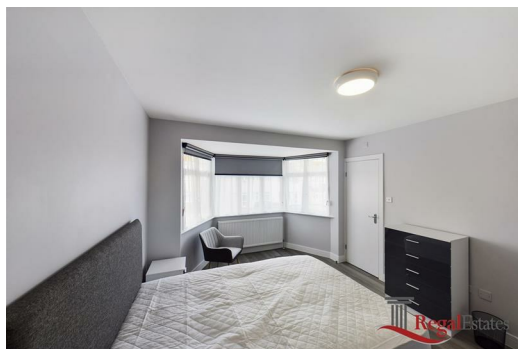
ALL BILLS INCLUDED – GAS, ELECTRIC, WATER, COUNCIL TAX & BROADBAND

Regal Estates are delighted to offer this modern en-suite double room in a spacious semi-detached house located in Stanmore, HA7.

The room comes fully furnished with a bed, mattress, wardrobe, bedside tables, and desk. The property benefits from a private en-suite bathroom, a shared large fully fitted double kitchen with two sinks, two ovens, and two cookers, plus access to a communal rear garden.

Excellent location within walking distance of Streatfield Road, offering a range of shops, restaurants, bars, and major bus routes. Additionally, there is easy access to Queensbury Station (Jubilee) perfect for commuters into Central London.

\*SINGLE OCCUPIER ONLY\*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
	74	84
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO2 emissions		
England & Wales EU Directive 2002/91/EC		

