



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

£795 Per Calendar Month

FURNISHED SINGLE ENSUITE ROOM TO RENT IN QUEENSBURY – LESS THAN 2 MINUTES' WALK TO STATION (JUBILEE LINE)

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

Regal Estates are pleased to present this modern en-suite single room in a shared house in Queensbury, HA8. The room comes furnished with a bed, mattress, wardrobe, bedside tables and desk.

The property offers a private en-suite bathroom, a large fully fitted double kitchen with two sinks, two ovens and two cookers, as well as a shared garden (shared with only one other room). Excellent location within walking distance of Queensbury Station (Jubilee Line) and close to local amenities.

SINGLE OCCUPIER ONLY

Early viewings are highly recommended – call now to arrange yours!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
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