383 High Road, Willesden, London, NW10 2JR
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E: sales@regalestate.co.uk
E: lettings@regalestate.co.uk



Columbia Avenue, Edgware
London HA8 5DQ

£800 Per Calendar Month

DOUBLE EN-SUITE ROOM ON THE GROUND FLOOR, JUST 0.6 MILES FROM BURNT OAK STATION (NORTHERN LINE)

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

This room comes furnished with a bed base (no mattress), fridge and freezer, and has a private en-suite bathroom. The room is located on the ground floor. The property also features a fully fitted double kitchen, an additional single kitchen, a communal garden, and three driveway parking spaces available on a first-come, first-served basis.

Located on Columbia Avenue, the property offers easy access to a range of local amenities, including bus links and Burnt Oak Station (Northern Line). Iceland Supermarket is just 0.2 miles away, with all the amenities of Burnt Oak Broadway and the A5 also close by.

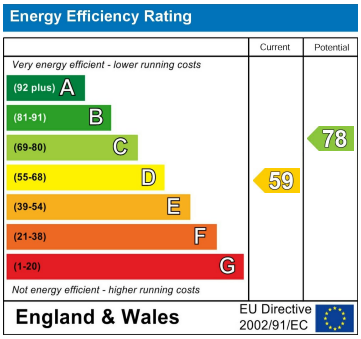
SINGLE OCCUPANCY ONLY

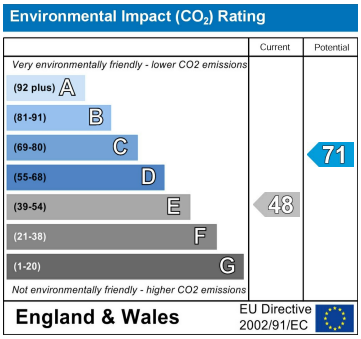
Early viewings are advised. Call us now to arrange a viewing.








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
59
78
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
48
71
England & Wales
EU Directive 2002/91/EC


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