



House - Semi-Detached

HOLYROOD GARDENS, EDGWARE, MIDDLESEX, HA8 5LR

PCM

£2,400 PCM



3 Bedroom House - Semi-Detached located in Edgware

Maxwell Estates are pleased to offer this 3 bedroom, 1 bathroom, 2 reception family home. Located in Edgware, this property is within walking distance to Burnt Oak Underground Station (Northern Line), Queensbury Underground station (Jubilee Line) and all essential amenities. The property also benefits from private parking, a well sized garden and garage.

Key features:
2 Receptions
3 Bedrooms
1 Bathroom
Garden/parking

Landlords Requirement:
NO SHARERS/HMO

Summary:
Rent Amount: £2,400.00 per month
Deposit: £2,769.00
Available from 9th November 2023

Viewings are highly recommended!

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

Holding deposits (a maximum of 1 week's rent);

Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);

Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);

Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);

Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services *telephone, internet, cable/satellite television), TV licence; Council tax (payable to the billing authority);

Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);

Reasonable costs for replacement of lost keys or other security devices;

Contractual damages in the event of the tenant's default of a tenancy agreement; and

Call us on

0208 952 0808

info@maxwellestates.co.uk

www.maxwellestates.co.uk

Council Tax Band

E

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		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

