



Studio

R/O COLUMBIA
AVENUE, EDGWARE,
HA8 5DQ

PCM

£1,350 PCM

FEATURES
ALL INCLUSIVE
Private bathroom/kitchen



null Bedroom Studio located in Edgware

£1,350PCM ALL INCLUSIVE Maxwell Estates are pleased to offer this ground floor studio flat, perfect for a couple or single professional. This property is situated in Edgware, within walking distance of Burnt Oak Railway Station and all essential amenities. The property offers a private kitchen and bathroom.

Located at the rear of the main house with side access.

Key features:
All Inclusive
Private kitchen/bathroom

Summary:
Rent Amount: £1,350.00 per month
Deposit: £1,557.69
Available from 22nd October 2026

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);

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Council Tax Band
A

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.

