



House - Townhouse

# SYMPHONEY CLOSE, EDGWARE, HA8 0EE

PCM

## £2,450 PCM

### FEATURES

3 Double Bedrooms

2 Bathrooms

Garden

Driveway



# 3 Bedroom House - Townhouse located in Edgware

Maxwell Estates are pleased to present this spacious 3 floor town house. This family home is conveniently located within walking distance to Burnt Oak Underground Station (Northern Line) and all essential amenities. The property comprises 3 double bedrooms, 2 bathrooms (1 Extra W/C), large kitchen with dining area, well sized garden and a driveway fit for 1 car.

#### Key features:

3 Double Bedrooms  
2 Bathroom  
1 W/C  
Garden  
Driveway

#### Landlords Requirement:

NO SHARERS/HMO

#### Summary:

Rent Amount: £2,450.00 per month  
Deposit / Bond: £2,826.00  
Available: 10th 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](mailto:info@maxwellestates.co.uk)

[www.maxwellestates.co.uk](http://www.maxwellestates.co.uk)

Council Tax Band

F

| Energy Efficiency Rating                           |         |                                                                                                                  |
|----------------------------------------------------|---------|------------------------------------------------------------------------------------------------------------------|
|                                                    | Current | Potential                                                                                                        |
| <i>Very energy efficient - lower running costs</i> |         |                                                                                                                  |
| (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>                                    |         |                                                                                                                  |
| <i>Not energy efficient - higher running costs</i> |         |                                                                                                                  |
| <b>England &amp; Wales</b>                         |         | EU Directive<br>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.

