





Studio

R/O COLUMBIA AVENUE, EDGWARE, HA8 5DQ

PCM

£1,300 PCM

FEATURES
ALL INCLUSIVE
Private bathroom/kitchen

1 1 1

MAXWELL ESTATES

1 Bedroom Studio located in Edgware

£1,300PCM 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 private side access.

Key features:
All Inclusive
Private kitchen/bathroom

Summary:
Rent Amount: £1,300.00 per month
Deposit: £1500.00
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);

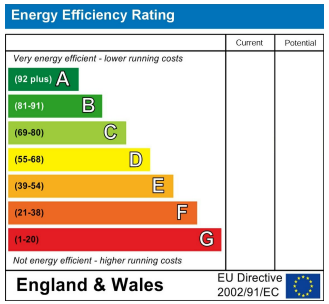
Call us on

0208 959 0000

info@maxwellestates.co.uk
www.maxwellestates.co.uk

Council Tax Band

A



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.

MAXWELL ESTATES