



House - Terraced

**PLAYFIELD ROAD,
EDGWARE, HA8 0DF**

£2,050

FEATURES



3 Bedroom House - Terraced located in Edgware

Maxwell Estates are delighted to offer this 3 bedroom, 1 bathroom and large reception family home. Located in Edgware, this property is within walking distance to Burnt Oak Underground Station (Northern Line), all essential amenities and outstanding Ofsted rated schools. The property benefits from a spacious garden and a driveway large enough for two cars.

Key features:

1 Reception
3 Bedrooms(2 double & 1 box room)
1 Bathroom
Spacious Garden
Driveway

Landlords Requirement:

NO SHARERS/HMO

Summary:

Rent Amount: £2,050.00 per month

Deposit: £2,365.00

Available from 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);

Call us on

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www.maxwellestates.co.uk

Council Tax Band

D

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.

