



Studio

**DERWENT  
AVENUE(ANNEX),  
LONDON, NW7 3DZ**

PCM

**£1,050 PCM**



# 1 Bedroom Studio located in London

**\*£1,050PCM ALL INCLUSIVE\*** Maxwell Estates are delighted to offer this ground floor studio flat, perfect for a single professional. This property is situated in Mill Hill, within walking distance of Mill Hill Broadway Railway Station and all essential amenities. The property offers a spacious kitchen, bathroom and a driveway space for 1 car.

## Summary:

Rent Amount: £1,050.00 per month

Deposit / Bond: £1,211.00

Available: 16th January 2024

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);

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**

**Exempt**

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 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.

