



**Columbia Avenue, Edgware  
London HA8 5DQ**

**£950 Per Calendar Month**

\*\*\*DOUBLE ENSUITE ROOM TO RENT - 0.6 MILES FROM BURNT OAK STATION (NORTHERN LINE)\*\*\*

\*ALL BILLS INCLUDED\* (Gas, Electric, Water, Council Tax & Wi-Fi)

Regal Estates are delighted to offer this well-presented ensuite double room in Edgware. The room is spacious and benefits from built-in wardrobes, along with a large private ensuite bathroom, providing added comfort and convenience. - The landlord is open to removing furniture, however no bed or mattress will be provided.

The property features two shared kitchens, one on the ground floor and an additional kitchen on the first floor, offering ample space for all residents. Occupants also have access to a shared garden.

Conveniently located within walking distance of Burnt Oak Station on the Northern Line, the property is also close to a range of local shops and amenities.

\*Single occupancy only\*

Early viewings are advised. Call us now to arrange for a viewing.



