



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A	63	84
	(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	

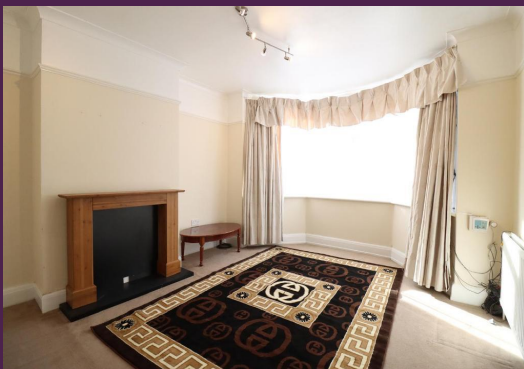
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) A	63	84
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Fairfield Avenue, edgware

3 Bed Semi-Detached

Council tax band: E Tenure: Assured Shorthold Tenancy

**£2,250** per month  
**TO RENT**



297 Hale Lane  
Edgware  
Middlesex  
HA8 7AX  
t: 020 8958 8958  
f: 020 8958 2300  
e: [info@groveresidential.co.uk](mailto:info@groveresidential.co.uk)  
w: [www.groveresidential.co.uk](http://www.groveresidential.co.uk)

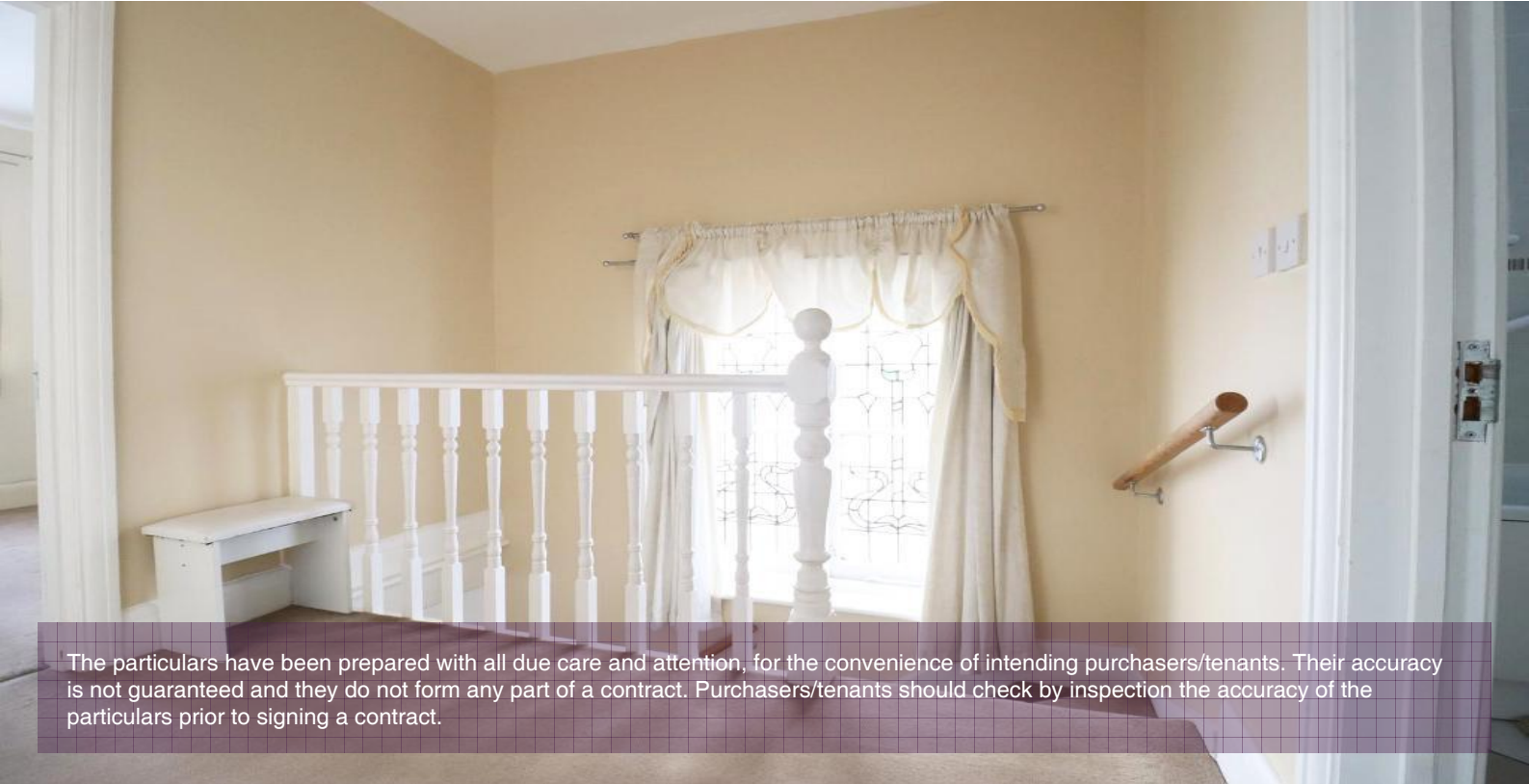
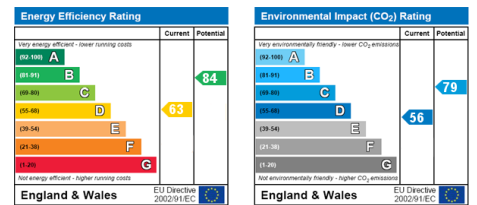
Company No: 9632012 VAT Reg. No: 217 0421 50  
Registered Address: 297 Hale Lane, Edgware, Middlesex, HA8 7AX





- 3 Generous Bedroom Semi Detached Home
- Guest WC, Bathrm & Ensuite Shower Rm
- Lounge
- Dining Room
- Modern Kitchen
- Private Large Garden

\*Reduced\* A practical 3 bedroom 2 bathroom (1 ensuite) family home situated on the popular Fairfield Crescent, within walking distance to Edgware station and amenities. The property boasts ample living space, 2 off street parking space and a private rear garden. Available now via Grove Residential!



The particulars have been prepared with all due care and attention, for the convenience of intending purchasers/tenants. Their accuracy is not guaranteed and they do not form any part of a contract. Purchasers/tenants should check by inspection the accuracy of the particulars prior to signing a contract.