



Milford Gardens, , Edgware, HA8 6EY

£1,600 Per Month

HUNTERS®
HERE TO GET *you* THERE

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DESCRIPTION

Hunters are delighted to offer this well-presented one-bedroom ground floor apartment with its own private garden.

The property comprises a modern open-plan kitchen and living area, a spacious double bedroom, and a contemporary layout ideal for comfortable living. Further benefits include gas central heating, a gas cooker, double glazing throughout, wooden flooring in the main living areas, and carpeted flooring in the bedroom.

The apartment will be freshly decorated prior to the start of the tenancy.

Utilities: Gas, water, and electricity are included at a fixed additional cost of £150 per month, as detailed in the tenancy agreement.

This property is ideally suited to a single professional or couple and offers convenient, low-maintenance living.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Viewings

Please contact stanmore@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



6 Station Parade, Harrow, HA3 8SB
Tel: 0203 667 1333 Email: stanmore@hunters.com <https://www.hunters.com>