



A superior and rarely available three bedroom first floor apartment  
Eastbury Avenue, Northwood, Middlesex HA6 3FD

**ROBSONS**

**Asking Price: £2,700 pcm**

## **A superior and rarely available three bedroom first floor apartment**

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• LIVING/DINING ROOM • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • MASTER BEDROOM WITH ENSUITE SHOWER ROOM • TWO FURTHER BEDROOMS • FAMILY BATHROOM • LIFT ACCESS • ENTRY PHONE SYSTEM • SECURE UNDERGROUND PARKING • LANDSCAPED COMMUNAL GARDENS • UNFURNISHED

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### **Description**

A superior and rarely available three bedroom two bathroom first floor apartment set within a private gated development. Offered in excellent decorative order with the added benefit of your own balcony overlooking the well maintained communal grounds. Spacious and beautifully presented with allocated parking spaces and finished to a high standard.

### **Location**

Northwood Town Centre is within walking distance offering a plethora of eating establishments, coffee houses, shops and Waitrose supermarket. The Metropolitan Line train station is also accessible offering a frequent service to central London. The Main Line station is found at Watford. Major Airports and motorway are also accessible.







### Additional Information

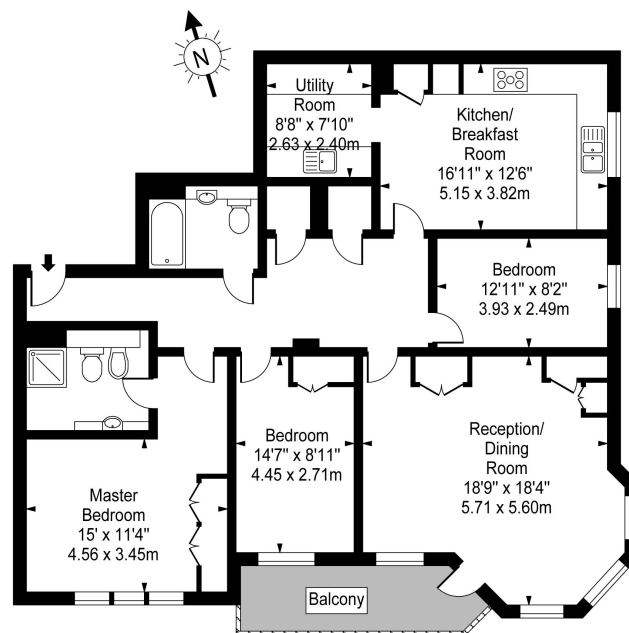
- Local Authority: Hertfordshire County Council
- Council Tax Band: G
- Deposit Amount: £3,115.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band B
- Available Date: 04/01/2024

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>	83	86	(81-91) <b>B</b>	84	85
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.





Ground Floor

Approx. Gross Internal Area 1459 Sq Ft - 135.56 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by [www.pmsupply.co.uk](http://www.pmsupply.co.uk) Ref No. 18871

This floor plan should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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