East Croft House

Harrow • Middlesex • HA2 0ER
Guide Price: £340,000

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est 1986

FIRST TIME BUYERS & INVESTORS AWARE!!! 6% YIELD!!!! QUICK SALE!! This spacious second floor, two bedroom apartment is located in the heart of Harrow. The property is within very convenient access to a selection of transport links with tube and bus services to Central London, Harrow on the Hill and Heathrow, as well as a selection of local shops and amenities including a Waitrose supermarket. The nicely-presented and well-proportioned accommodation briefly comprises; secure communal entrance, lift and stairs to second floor, entrance hall with large storage cupboard and combination boiler, bathroom/W.C. with white three-piece suite, master bedroom with two full-length feature windows, space for double bed and has fitted wardrobes in master bedroom, bedroom two with space for double bed and wardrobe, a large reception room incorporating a defined kitchen area with attractive high-gloss units and white goods, living area with high-speed broadband connection and French doors leading to private balcony as well as a dining area with plenty of space for a family sized table and chairs, ideal for hosting friends and relatives. Externally there is a private balcony,

Second floor apartment

Two spacious bedrooms

Contemporary fitted kitchen

24ft living room
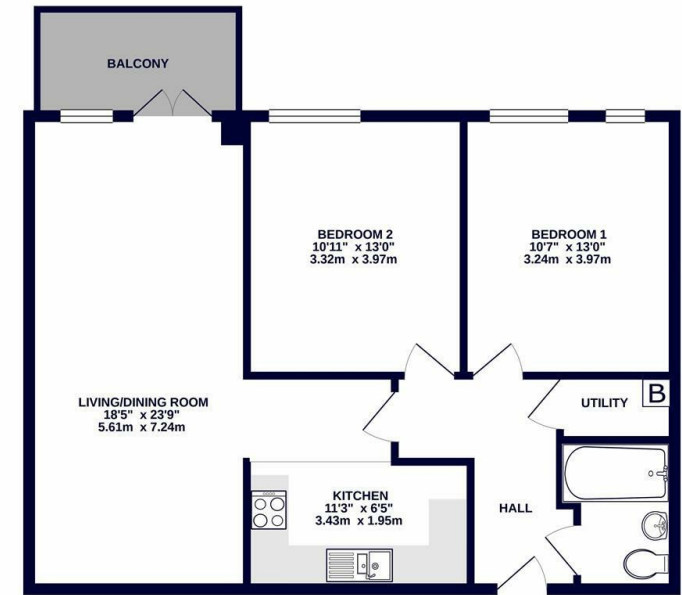
Family bathroom

Large private balcony

Lift access
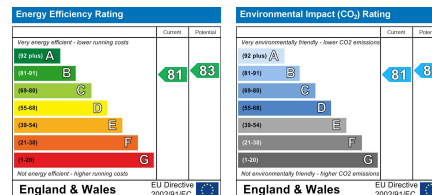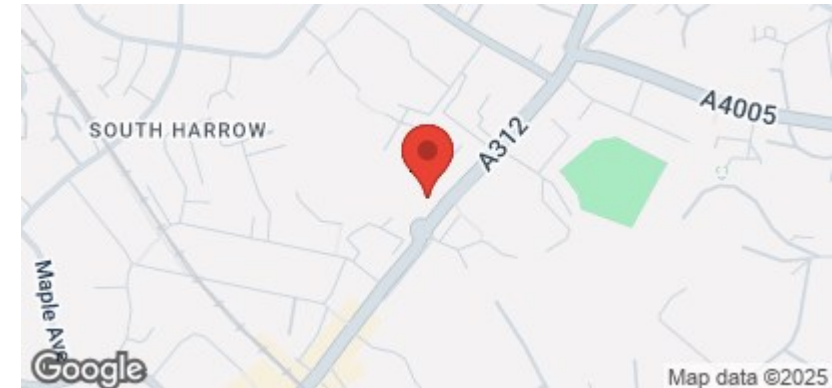
Chain free

Rented for £1750pcm (Over 5% Yield)

770 sq.ft

Available Date

BALCONY

BEDROOM 2
10'11" x 13'0"
3.32m x 3.97m

BEDROOM 1
10'7" x 13'0"
3.24m x 3.97m

LIVING/DINING ROOM
18'5" x 23'9"
5.61m x 7.24m

UTILITY

B

KITCHEN
11'3" x 6'5"
3.43m x 1.95m

HALL

TOTAL FLOOR AREA : 770 sq.ft. (71.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		83
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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