



## 2 MEWS CLOSE HARROW, HA1 4FU

£2,850 PER CALENDAR

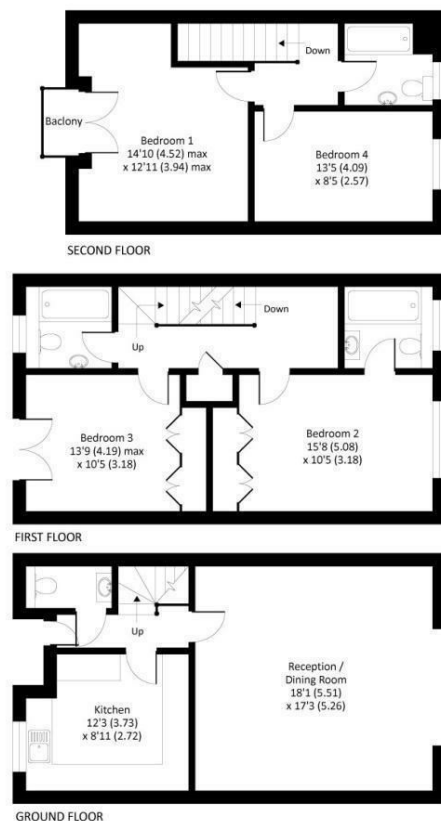
Brian Cox & Co are delighted to offer this recently built luxury family home which is located in a private gated development between Harrow-On-The-Hill & Harrow Wealdstone stations. Decorated in neutral colours and finished to a high standard the property comprises a large modern fitted kitchen with all hi-end appliances, quartz work surfaces and marble flooring, a massive lounge with underfloor heating and bi-folding doors to rear garden, four double bedrooms and three bathrooms. Other benefits include a Juliet balcony, an additional downstairs WC, allocated parking for one car, internal storage and close proximity to local shops, schools and transport links.

This property is available to view immediately so call now to avoid missing out. EPC = A, Council Tax = F (TBC), Affordability at a rent of £2925 is set to 97k, 5 week deposit at a rent of £2925 is set to £3375. \*\*



## Harrow View, Harrow, HA1 4SS

Total gross internal area = 1427 sq ft / 132.6 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should not be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	93	94
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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