

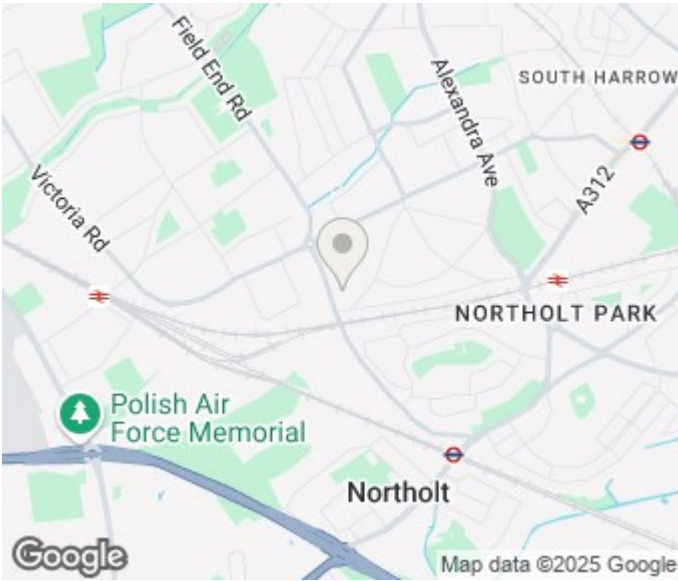


**80 HOLYROOD AVENUE**  
**HARROW, HA2 8TP**

**£2,600 PER MONTH**

Brian Cox is delighted to present this well-maintained four-bedroom semi-detached family home, ideally situated in the sought-after South Harrow area. This modern and beautifully presented property features a spacious through lounge, an extended contemporary kitchen, and three generously sized bedrooms on the first floor, along with a fourth bedroom on the ground floor. Additional benefits include a stylish family bathroom, off-street parking, double-glazed windows, and gas central heating. Conveniently located close to local amenities and excellent transport links, this home offers both comfort and accessibility. The property has an EPC rating of D and falls under Council Tax Band D (£2,286 per annum). To meet the affordability criteria, a household income of £84,000 per year is required. The monthly rent is £2,395, with a five-week deposit of £3,000. Contact us today to arrange a viewing! \*\*





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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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