



## 2 MIDDLE ROAD HARROW ON THE HILL, HA2 0HL

**£1,450 PER MONTH**

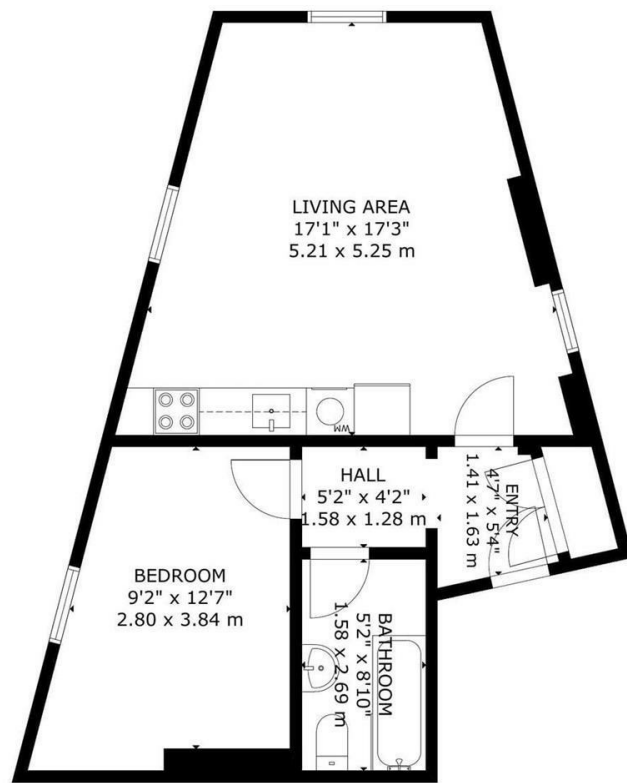
Brian Cox are pleased to present this beautifully maintained first floor one-bedroom apartment, situated at the foot of the Harrow on the Hill Slopes. The property is in excellent condition throughout and features a spacious double bedroom, a bright and airy lounge with large double-glazed windows and high ceilings, a modern open-plan fitted kitchen, and a contemporary family bathroom.

Ideally located close to local shops, schools, and transport links, this home combines convenience with comfortable living. Parking is available subject to permit.

The property has an EPC rating of D and falls under Council Tax Band D. To meet the affordability criteria, a household income of £41,000 per year is required. The monthly rent is £1,450, with a five-week security deposit of £1,673.

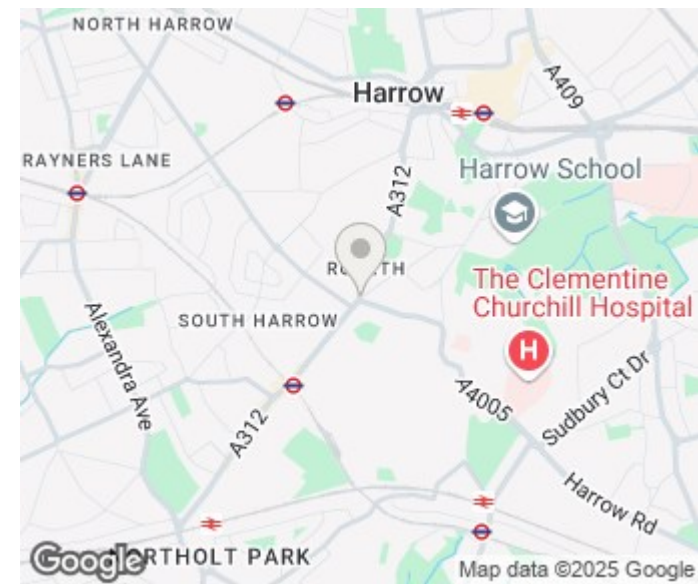
This property is offered furnished and will be available from 28th May 2025.





FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 47 m<sup>2</sup>/509 sq.ft  
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SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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