



45 ELMGROVE ROAD HA1 2QD

£1,700 PER CALENDAR

Brian Cox are delighted to bring to the market this spacious and modern two-bedroom ground floor maisonette, ideally located in the Harrow Central area.

The property boasts two excellent-sized bedrooms, a bright and spacious lounge with direct access to a private rear garden, a modern fitted kitchen, and a contemporary bathroom. It also benefits from gas central heating, double-glazed windows, and close proximity to Tesco superstores, Harrow High Schools, and excellent transport links including Harrow-on-the-Hill Station and Harrow Bus Garage.

Key Information:





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