



## NEWSTEAD HOUSE BYRON ROAD HARROW, HA3 7TA

£1,450 PER CALENDAR

Brian Cox are delighted to market this well-presented top-floor two-bedroom apartment, ideally located in Harrow Weald.

The property offers two generously sized bedrooms, a spacious lounge, a fitted kitchen, and a modern family bathroom.

Additional features include gas central heating, secure gated underground parking, well-maintained communal grounds and close proximity to local amenities like schools, shops and transport links.

This property is offered unfurnished and available immediately.

Contact us today to arrange your 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<br>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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