



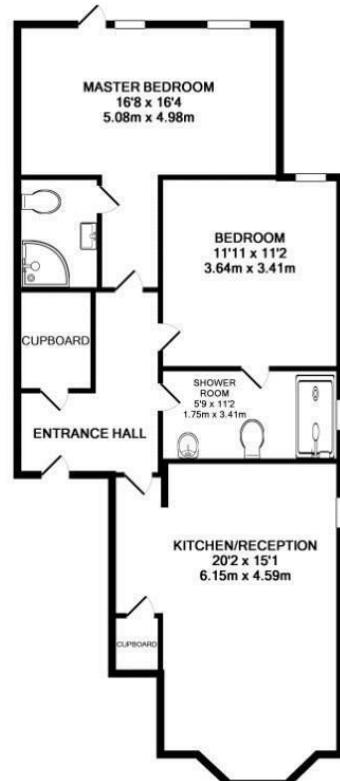
## NIBTHWAITE ROAD HARROW, HA1 1TA

£1,775 PER CALENDAR

Welcome to this charming ground floor flat located on Nibthwaite Road in the vibrant area of Harrow. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

The flat features two modern bathrooms, ensuring convenience and privacy for all residents. The ground floor setting not only provides easy access but also offers the added benefit of a lovely garden, perfect for enjoying the outdoors. Additionally, the property includes gated parking, a valuable asset in this bustling area.

One of the standout features of this flat is its prime location. Just a short walk from Harrow Town Centre, residents will find themselves surrounded by a wealth of amenities, including shops, restaurants, and excellent transport links. This makes commuting to central London or exploring the local area a breeze.



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TOTAL APPROX. FLOOR AREA 773 SQ.FT. (71.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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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