



## **.25 Northumberland Road Harrow, HA2 7RA**

**£1,250 Per Month**

£1250 PCM + £300 PCM for Bills.  
£1550 PCM including all bills.

Nestled on Northumberland Road in Harrow, this charming property offers a delightful living space perfect for a single occupant or a couple. Spanning an impressive space, the home features a well-appointed reception room with an open plan kitchen that provides a warm and inviting atmosphere. The property boasts a comfortable bedroom and a modern bathroom, ensuring all your essential needs are met.

One of the standout features of this residence is the convenient one-bedroom annexe, which comes fully furnished and for an extra £300 PCM includes all bills, making it an ideal solution for those seeking a hassle-free living arrangement. The property is in good condition, allowing you to move in with ease and enjoy your new home from day one.

Parking is available for one vehicle, adding to the convenience of this lovely abode. Its prime location offers easy access to local shops and is just a short distance from the station, providing excellent transport links via the Metropolitan Line into central London. This makes it an ideal choice for commuters who wish to enjoy the tranquillity of suburban living while remaining connected to the vibrant city life.

In summary, this property on Northumberland Road is a fantastic opportunity for anyone looking for a comfortable and well-located home in Harrow. With its spacious layout, furnished annexe, and proximity to transport and amenities, it is sure to appeal to those seeking a blend of convenience and comfort.

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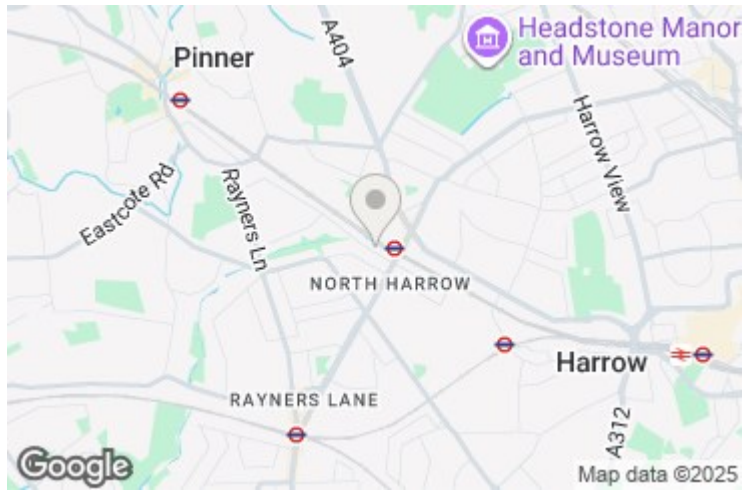
Living room

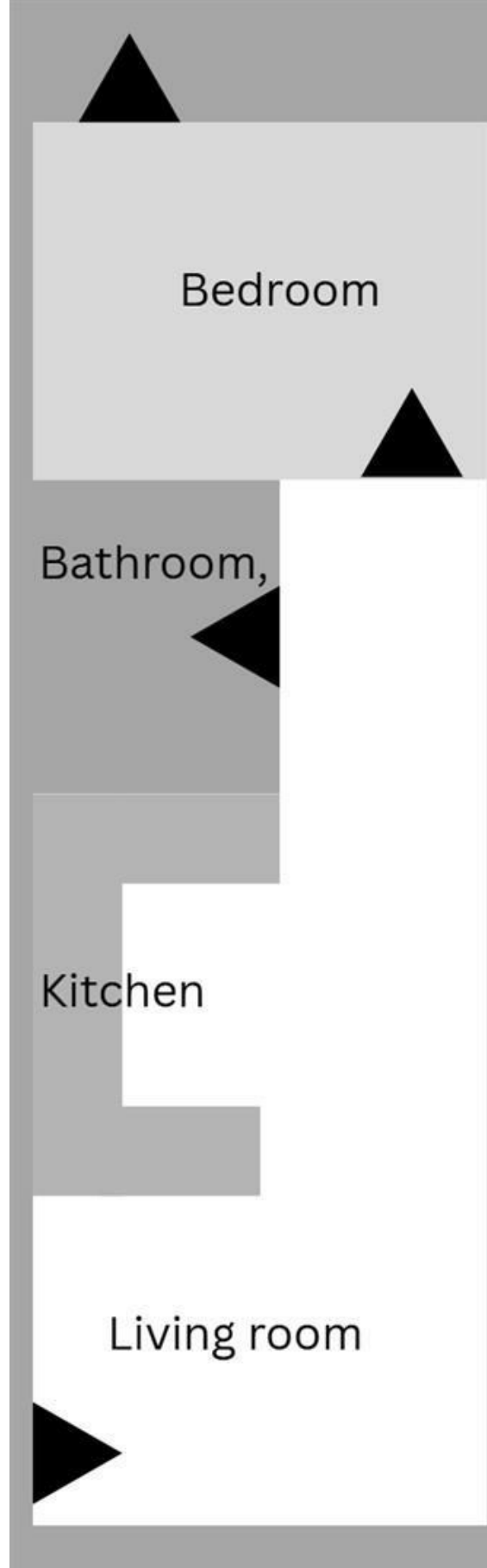
Kitchen

Bathroom

Bedroom

Garden





| Energy Efficiency Rating                                                                                                                                                                                                                |  | Current | Potential |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |  |         |           |
| England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                              |  | 54      |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                  |  | Current | Potential |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                                                                      |  |         |           |