

0 <u>•</u> Bedroom

1 Bathroom

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£1,150 pcm Harp Island Close, Neasden



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020 8200 7007

Warren Bradley Estates are pleased to offer this 2nd (top) floor purpose built studio apartment. The property is offered in excellent condition having just been decorated. Benefits include a large studio area, fitted kitchen, tiled bathroom. Plenty of storage is available including loft space, large hallway cupboard, and a large lockable cupboard in the communal hallway. There is also parking for one car. Situated in a modern development close to local shops and the North Circular Road, the property is offered unfurnished and is available 30th May 2025.

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APPROX. GROSS INTERNAL FLOOR AREA 301.38 SQ. FT / 28.00 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, OWISISOIN, OM HISTATTEMENT, THIS FLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DOWN TO "SCALE".

Energy Efficiency Rating Current Potential Very energy efficient - lower running costs Α (92-100) В (81-91)C (69-80) D (55-68) E (39-54)F (21 - 38)G Not energy efficient - higher running costs EU Directive England, Scotland & Wales 2002/91/EC



