



FIELDHOUSE

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Flat 3 303-305 Station Road, Harrow, HA1 2TA

UNFURNISHED SPACIOUS TWO-DOUBLE BEDROOM SPLIT LEVEL FLAT located above commercial premises in Harrow's Town Centre. This unfurnished property is entered through a communal hallway, the property consists of an entrance hallway leading to a large open plan kitchen living room, master bedroom with a walk-in wardrobe, second double bedroom and a family bathroom with shower over bath. This property also benefits from double glazing and gas central heating. Available Immediately.

Minimum Length of Tenancy: 12 Months
Council Tax: Harrow Council
Council Tax Band: C

£1,800 PCM*

- TWO DOUBLE BEDROOMS
- WALK IN WARDROBE
- OPEN PLAN LIVING ROOM/KITCHEN
- GAS CENTRAL HEATING
- HARROW TOWN CENTRE
- CLOSE TO PUBLIC TRANSPORT LINKS



GROSS INTERNAL AREA (GIA) The footprint of the property	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.	RESTRICTED HEAD HEIGHT Limited use areas under 1.5m
95.11 sqm / 1023.76 sqft	87.70 sqm / 943.99 sqft	0.00 sqm / 0.00 sqft	3.25 sqm / 34.98 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 92.79 sqm / 998.78 sqft
IPMS 3C RESIDENTIAL: 86.26 sqm / 930.02 sqft

spec id: 61091cae71f8f80e2a17e848

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	

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

