



FIELDHOUSE

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Flat 4 303-305 Station Road, Harrow, HA1 2TA

UNFURNISHED SPACIOUS TWO DOUBLE BEDROOM TWO BATHROOM 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 entrance hallway leading to large open plan kitchen living room, master bedroom with en-suite shower room, second double bedroom with walk in wardrobe and 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

- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- OPEN PLAN LIVING ROOM/KITCHEN
- GAS CENTRAL HEATING
- HARROW TOWN CENTRE
- CLOSE TO PUBLIC TRANSPORT LINKS
- AVAILABLE IMMEDIATELY

£1,700 PCM*



GROSS INTERNAL AREA (GIA) The footprint of the property 113.03 sqm / 1216.64 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 105.19 sqm / 1132.26 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 3.42 sqm / 36.81 sqft
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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 110.63 sqm / 1190.81 sqft
IPMS 3C RESIDENTIAL 105.80 sqm / 1138.82 sqft
SPEC ID: 61091d1371f8f0e2a17e84b

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	

