



Bridge Court, Stanley Road, Harrow, HA2 8FE

£1,700 PCM





# Stanley Road

Harrow, HA2 8FE

- 2 BEDROOM REFURBISHED APARTMENT
- ENTRYPHONE SYSTEM
- KITCHEN AREA 8'9 x 7'11
- UNFURNISHED
- AVAILABLE NOW
- 4TH FLOOR WITH LIFT
- RECEPTION 18'1 X 14'0 (MAX.)
- INCLUDES HOT WATER AND HEATING
- ALLOCATED PARKING
- CLOSE TO SHOPS AND TUBE

David Conway and Company are pleased to bring to market this totally refurbished two bedroom fourth floor apartment. Situated within a quarter of a mile of South Harrow Piccadilly Line station the property has an 18'1 X 14' (max) living room, 8'9 X 7'11 newly installed kitchen area, newly installed bathroom, allocated parking, gas central heating and double glazed. Entry phone and lifts to all floors. Available from the 2/11/24. Unfurnished. Includes hot water and central heating rates!!



## COMMUNAL ENTRANCE WITH ENTRYPHONE

## LIFT TO FOURTH FLOOR

## ENTRANCE DOOR

## HALLWAY

## RECEPTION

18'1" x 14'0" (5.51 x 4.27)

## KITCHEN AREA

8'9" x 7'11" (2.67 x 2.41)

## BEDROOM ONE

13'2" x 10'0" (4.01 x 3.05)

## BEDROOM TWO

10'8" x 9'4" (3.25 x 2.84)

## BATHROOM

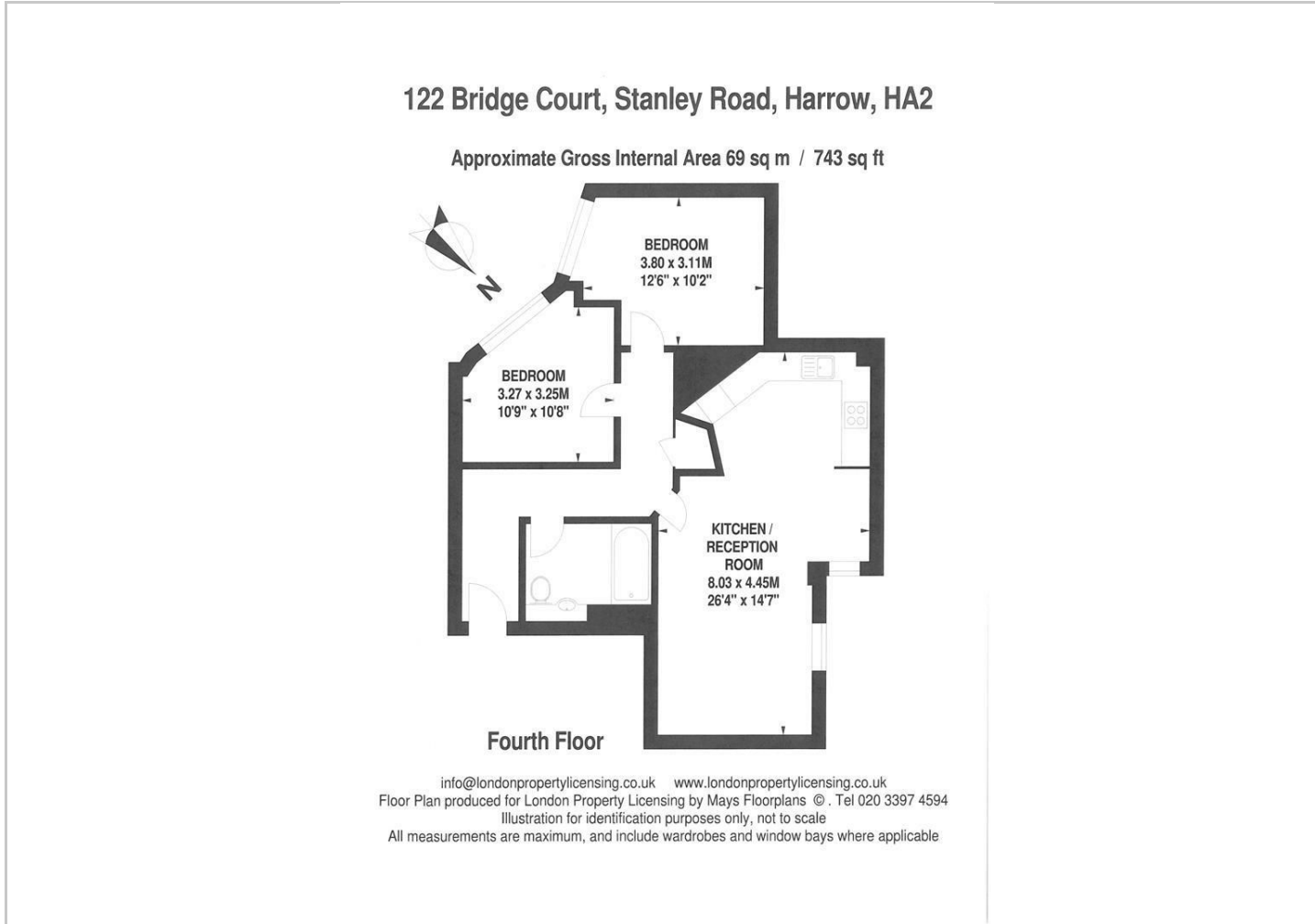


**Council Tax Band - C**





## Floor Plans



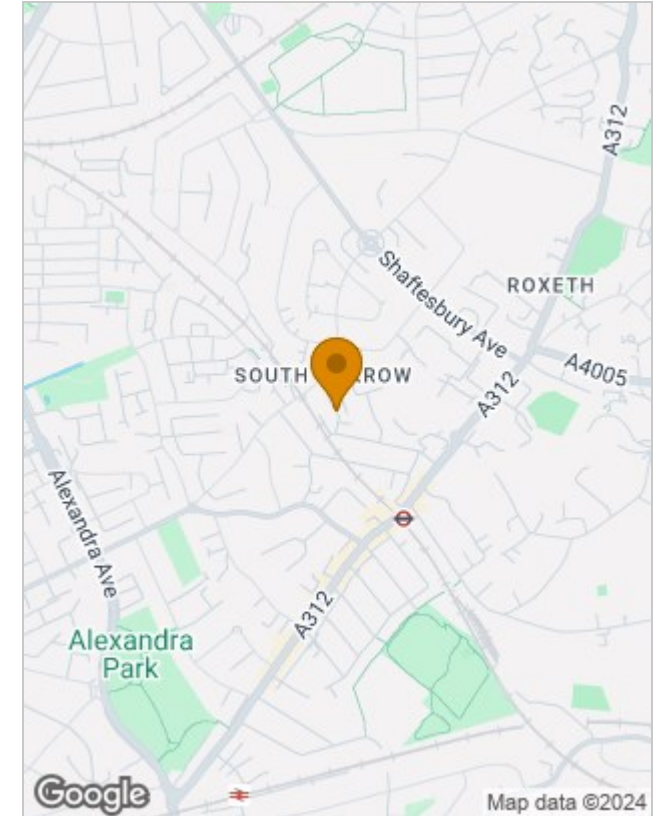
## Viewing

Please contact our David Conway & Son Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	