

## ***BESSBOROUGH ROAD, HARROW***



***Two Bedroom Second Floor Flat***

***Guide Price £350,000***

## *Description*

A stylish and contemporary two bedroom second floor flat which has recently undergone redecoration throughout and boasts spacious rooms and a private balcony. The local area offers an extensive range of shops, bars and restaurants with St Ann's shopping precinct located only moments away. The nearest public transport links are West Harrow station and Harrow on the Hill station. Permit parking is available in adjacent roads.







- *Modern two bedroom second floor flat*
- *Permit parking available in adjacent roads*
- *Modern kitchen and shower room*
- *Viewing advised*
- *Close to all facilities*
- *Just redecorated*
- *No Upper Chain*
- *Low Service Charge*

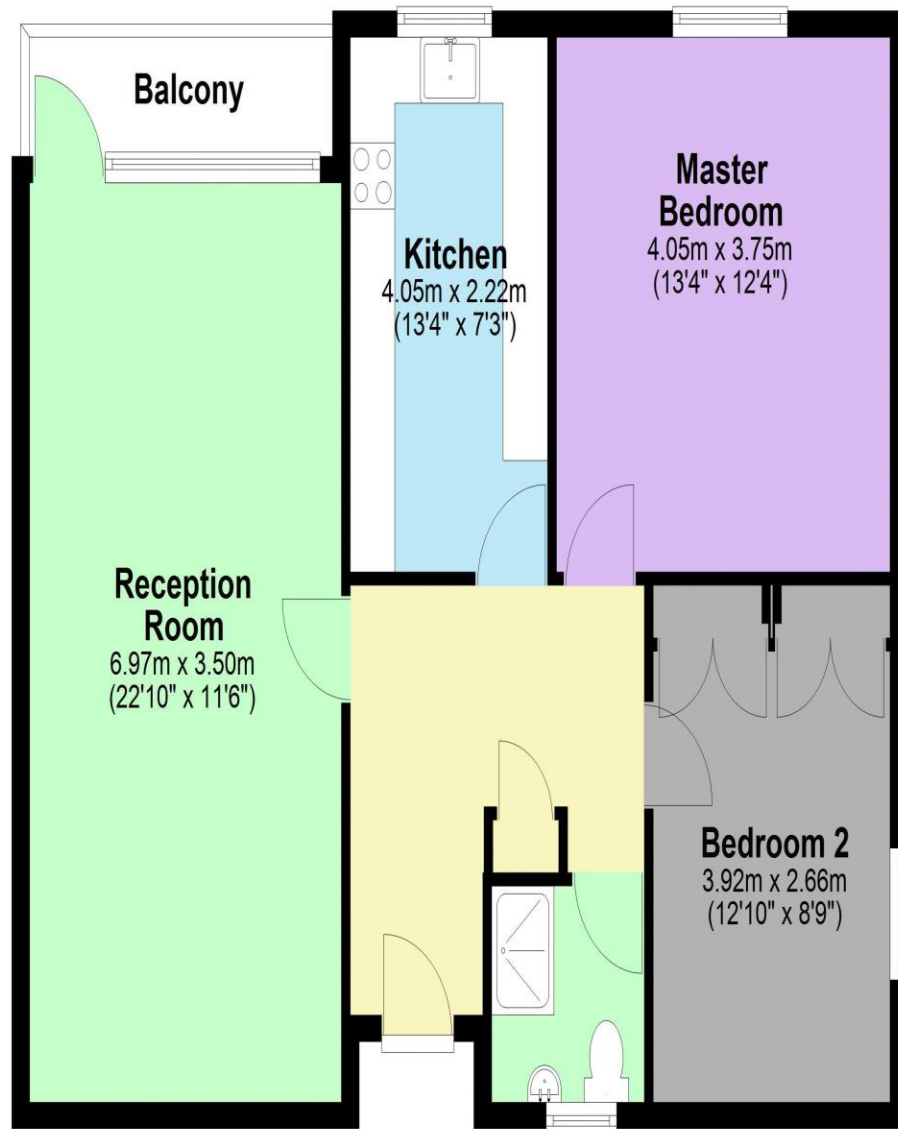


#### Additional Information

TENURE: LEASEHOLD

LOCAL AUTHORITY: LONDON BOROUGH OF HARROW.

ENERGY EFFICIENCY RATING: C



## Second Floor

Approx. 72.9 sq. metres (785.2 sq. feet)

Total area: approx. 72.9 sq. metres (785.2 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

**Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.**