



HUNTERS®

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Hargrave Drive, Harrow

Offers In Excess Of £395,000



A modern 2 bed, 2 bathroom flat situated on the second floor that has access to a lift. Very spacious rooms throughout. Large balcony facing north east that allows the natural sunlight. The flat also comes with underfloor heating, well insulated as noted in the EPC. Those who are working from home would benefit, as the flat comes with installed fibre optic broadband. Additionally, you have access to private gym only for the residents. Additional bonus, the development is also pet friendly. Intercom fitted for security and well maintained flat that requires very minimal cosmetic work. The property is on the market to sell, not speculate. Please call Hunters at 02089048822 to discuss any further information and if you wish to book in a viewing.

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harrow@hunters.com | www.hunters.com



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KEY FEATURES

- CHAIN-FREE
- UNDERFLOOR HEATING
- LARGE BALCONY
- 2 SPACIOUS DOUBLE BEDROOMS
- OPEN-PLAN KITCHEN
- FIBRE OPTIC BROADBAND
- GYM FOR RESIDENTS
- LONG LEASE 900+ YEARS
- COMMUNAL GARDEN
- SUITABLE FOR OWNERS WITH PETS



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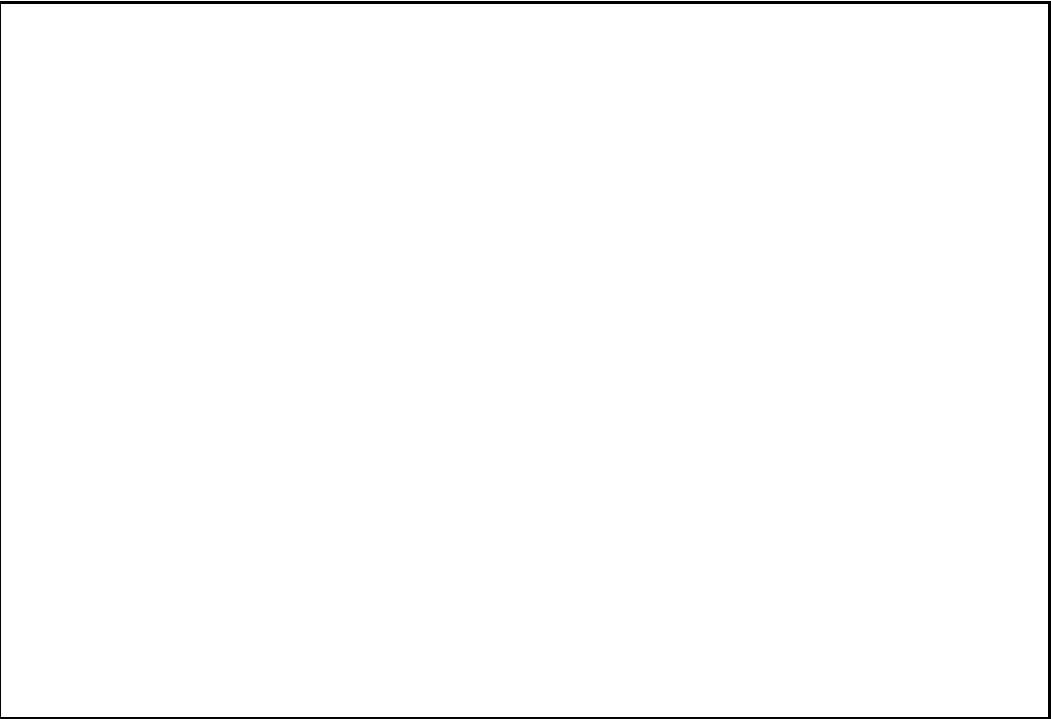
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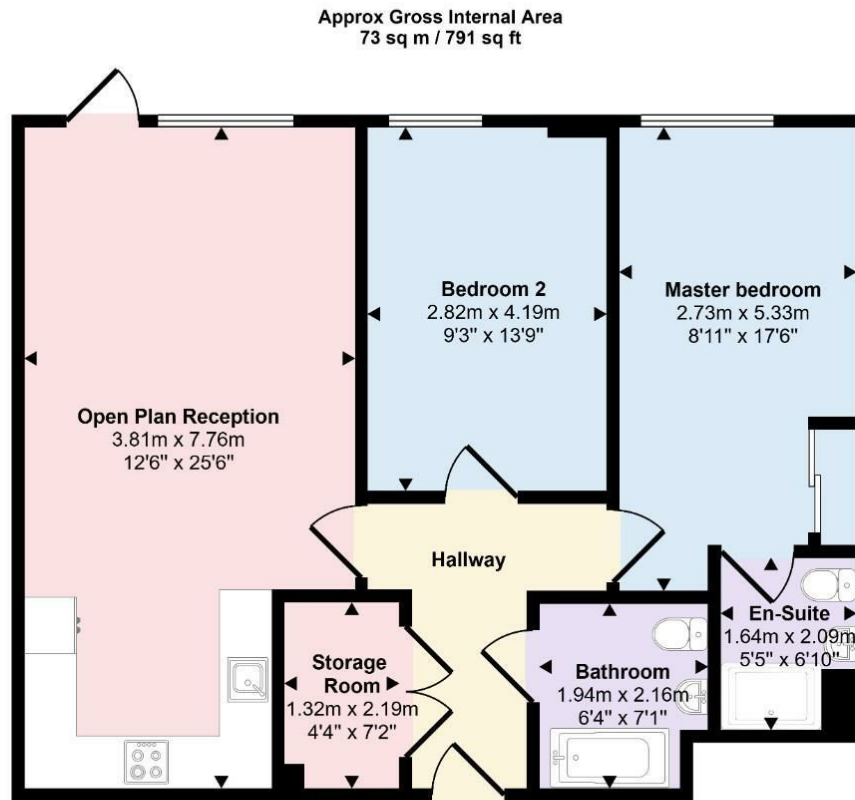


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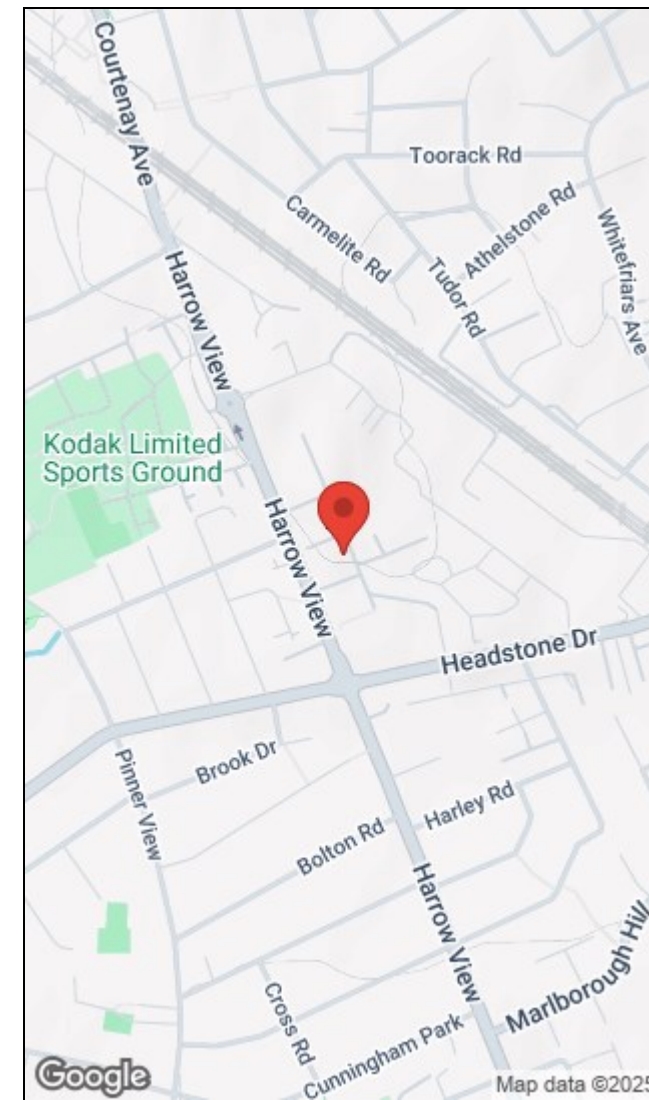
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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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

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