



**Comeragh Road, London**

**Asking Price £600,000**



**Tenure: Leasehold**

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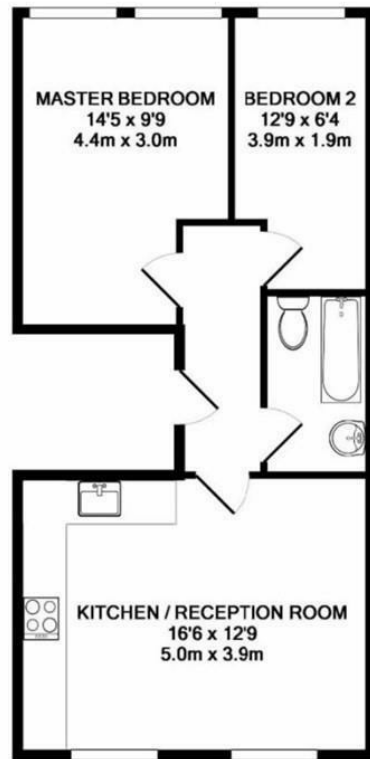
# Comeragh Road, London

## DESCRIPTION

2 BEDROOM - second-floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 635 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a serene living space. One of the standout features of this flat is its picturesque view overlooking the prestigious Queens Club Tennis Club, providing a lovely backdrop for your daily life. The vibrant atmosphere of the area is complemented by its proximity to local amenities, ensuring that everything you need is just a stone's throw away. The flat boasts a welcoming layout, with ample natural light flooding through the windows, creating a warm and inviting ambiance. The living spaces are designed for both relaxation and entertaining, allowing you to enjoy the best of modern living. Comeragh Road is well-connected to public transport, making it easy to explore the wider London area. Whether you are commuting to work or enjoying a leisurely day out, you will find that this location offers both accessibility and a sense of community. In summary, this two-bedroom flat on Comeragh Road presents a wonderful opportunity to embrace London living at its finest. With its charming views, spacious layout, and convenient location, it is a property that is sure to appeal to a variety of buyers or renters. Do not miss the chance to make this lovely flat your new home.







TOTAL APPROX. FLOOR AREA 510 SQ.FT. (47.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Hunters Harrow Office on 0208 904 8822 if you wish to arrange a viewing appointment for this property or require further information.

292 Preston Road, Harrow, HA3 0QA

Tel: 0208 904 8822 Email:

harrow@hunters.com <https://www.hunters.com>



Council Tax: D

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) <b>A</b>	<b>75</b>	(92 plus) <b>A</b>	Potential
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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