



## PARK LANE HA2 8NH

£1,375 PER CALENDAR

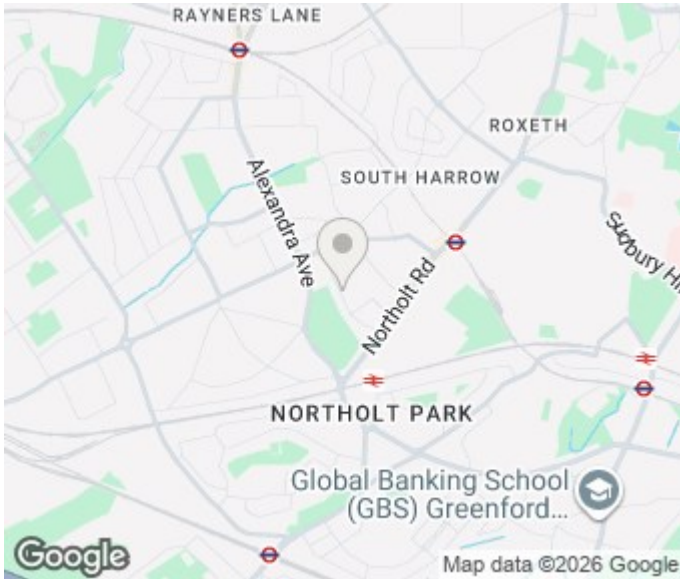
Brian Cox & Co are very pleased to bring to the market this excellent ground floor one-bedroom maisonette, located in the popular South Harrow area.

The property has recently undergone improvements and comprises a spacious lounge with direct access to a generous private rear garden, a front-facing double bedroom, a modern fitted kitchen, and a modern bathroom.

Further benefits include gas central heating, double-glazed windows, and close proximity to local shops, schools, and other amenities.

There is also a garage available at an additional cost, payable directly to the landlord.





| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (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>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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