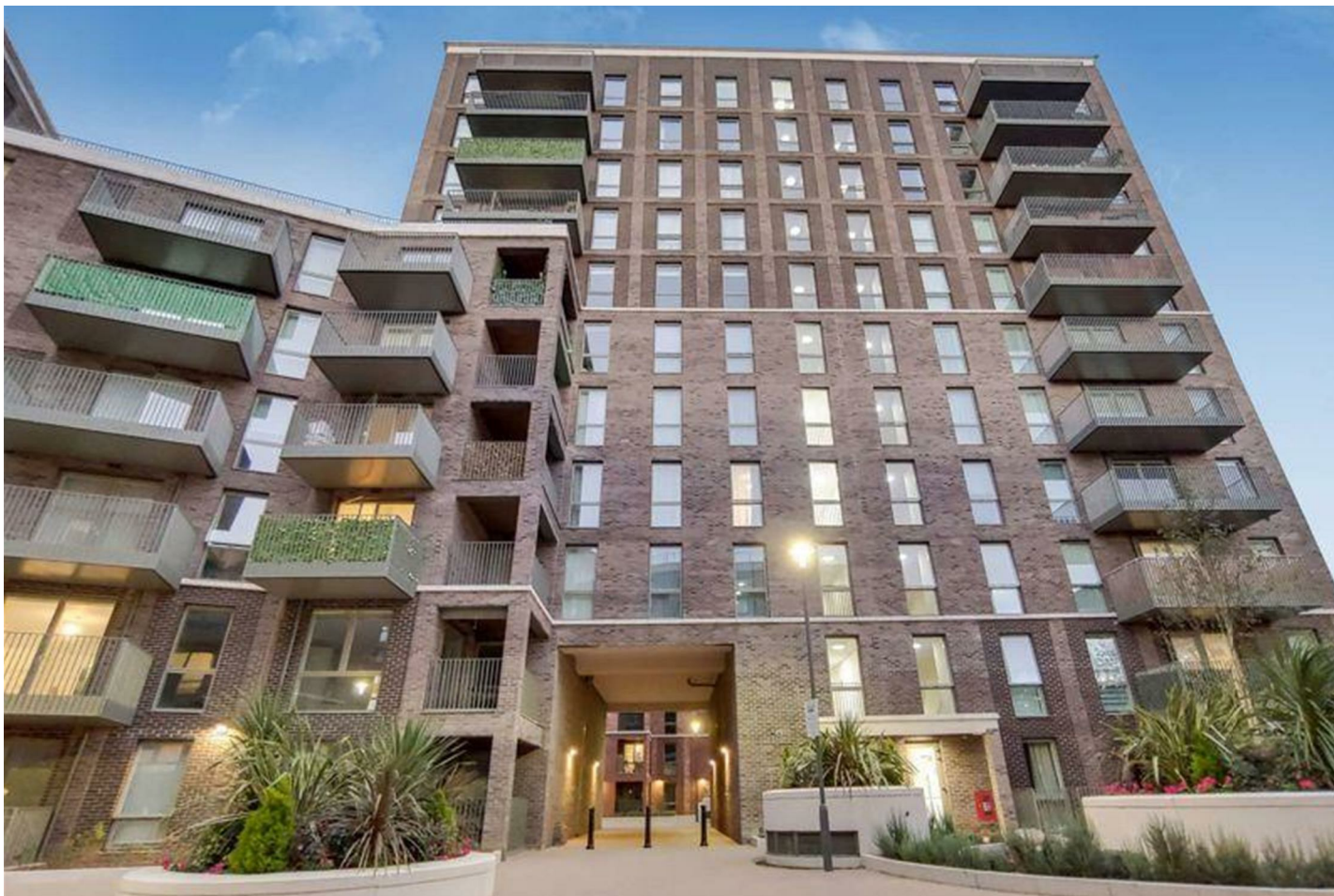




## WALLACE HOUSE, GAYTON ROAD HARROW, HA1 2DS

£1,650 PER CALENDAR

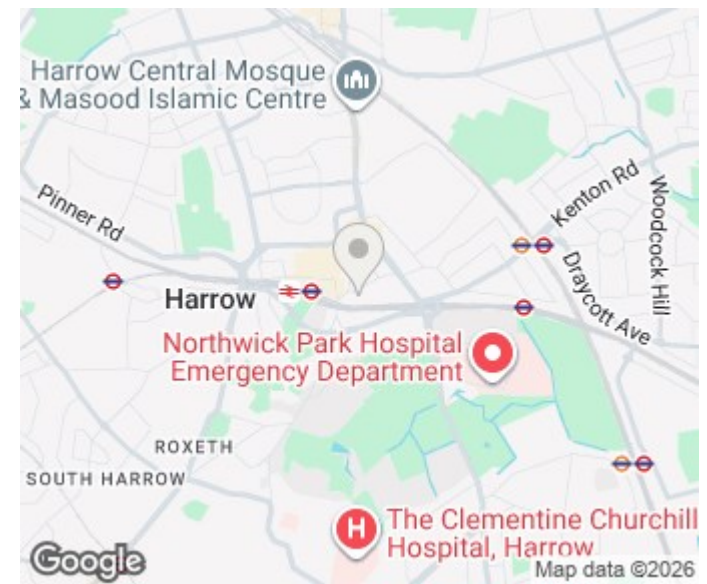
Brian Cox are proud to market this fantastic one-bedroom apartment, set on the 4th floor of a modern development in the heart of Harrow.

The property features a well-proportioned double bedroom, an open-plan living area with a sleek fitted kitchen, a contemporary family bathroom, and excellent storage throughout.

Further benefits include a private balcony with far-reaching views, well-maintained communal areas, two lifts, and secure entry to the development.

Situated just moments from Harrow Town Centre, residents enjoy an array of shopping, dining, and excellent transport facilities right on the doorstep.





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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