



**8 Hawksmoor Harris Lane, Shenley
Herts WD7 9EE
£1,200 Per Month**

Offered for rent in the heart of Shenley Village is this first floor, one double bedroom flat in good decorative order throughout. This flat is bright & spacious with a south-west facing balcony off of the generous lounge/dining room, benefits from a modern fitted kitchen, updated bathroom and built in storage throughout.

There is ample off street parking available in the communal car park and the property is located close to public open space and nearby to all other local amenities. Available in September 2026, immediate viewing is strongly recommended.

Council Tax Rating Band B.
EPC Rating Band C.



Hallway

Lounge Diner

13'10 x 12'5 at max points (4.22m x 3.78m at max points)

Kitchen

8' x 7'2 (2.44m x 2.18m)

Bedroom

15'4 x 8'3 excluding wardrobes (4.67m x 2.51m excluding wardrobes)

Bathroom

Balcony

7' x 3' (2.13m x 0.91m)

South-West Facing

Parking

Ample unallocated parking in front of the block

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		
	76	79			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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First Floor

Area: 504 ft² ... 46.8 m²

Total Area: 504 ft² ... 46.8 m² (Excluding Balcony)

All measurements are approximate and for display purposes only