



## NIBTHWAITE ROAD HARROW, HA1 1TA

£925 PER MONTH

Brian Cox are delighted to present this spacious studio flat, ideally located in the sought-after Harrow area.

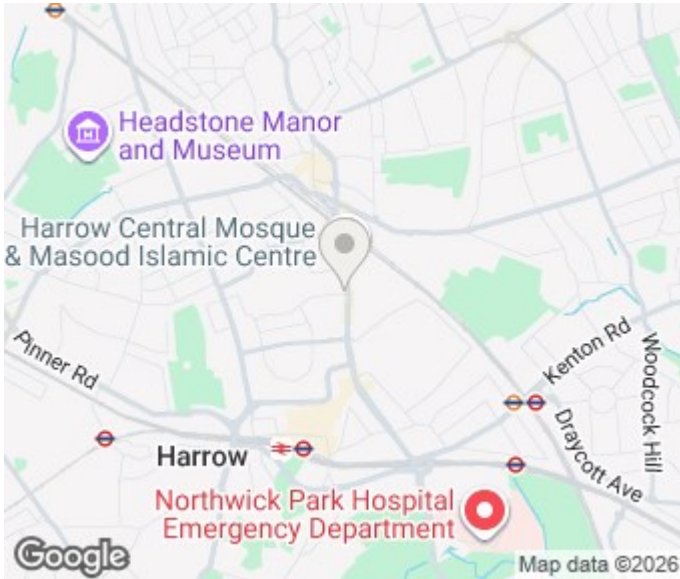
The property is well presented throughout and comprises a large studio room, a modern fitted kitchen, and a well-maintained bathroom.

Further benefits include gas central heating, double glazing, and close proximity to local shops, schools, and excellent transport links.

Water rates are included within the rent, and the property also benefits from a communal washing machine shared with just one other flat.



**BRIAN COX**  
ESTATE AGENTS



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>	77	
(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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