

# DAVID CHARLES

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## COLLEGE HILL ROAD, HARROW WEALD, HA3 7HE



**£2,000....PCM (including bills)**

This recently converted four bedroom first floor flat (939 Sq Ft/87 Sq M) is ideally located within minutes' walk of local shopping and transport facilities on the borders of Stanmore. It is presented in excellent order throughout and is immediately available. It comprises of a spacious living room and a modern fitted kitchen with integrated appliances. There are three double bedrooms with fitted wardrobes, bedroom four and two shower rooms. The property has been decorated throughout in a contemporary style and there is gas central heating and double glazing. Outside there is off street parking for one car. Gas, electricity and Council Tax bills are included in the monthly rent.

- \* Recently converted four bedroom flat
- \* 2 Shower Rooms/WC's
- \* Unfurnished
- \* Ideal for a Family
- \* Off Street Parking
- \* Available immediately

**020 8866 0222**











## LOCAL SCHOOLS

Weald Rise Primary School - 0.26 Miles  
Belmont Primary School - 0.31 Miles  
The Sacred Heart Language College - 0.45 Miles  
Salvatorian College - 0.53 Miles

## LOCAL TRANSPORT

Harrow & Wealdstone Station (Bakerloo Line/London Overground) - 1.0 miles  
Headstone Lane (London Overground) - 1.3 miles  
Canons Park (Jubilee Line) - 1.5 miles

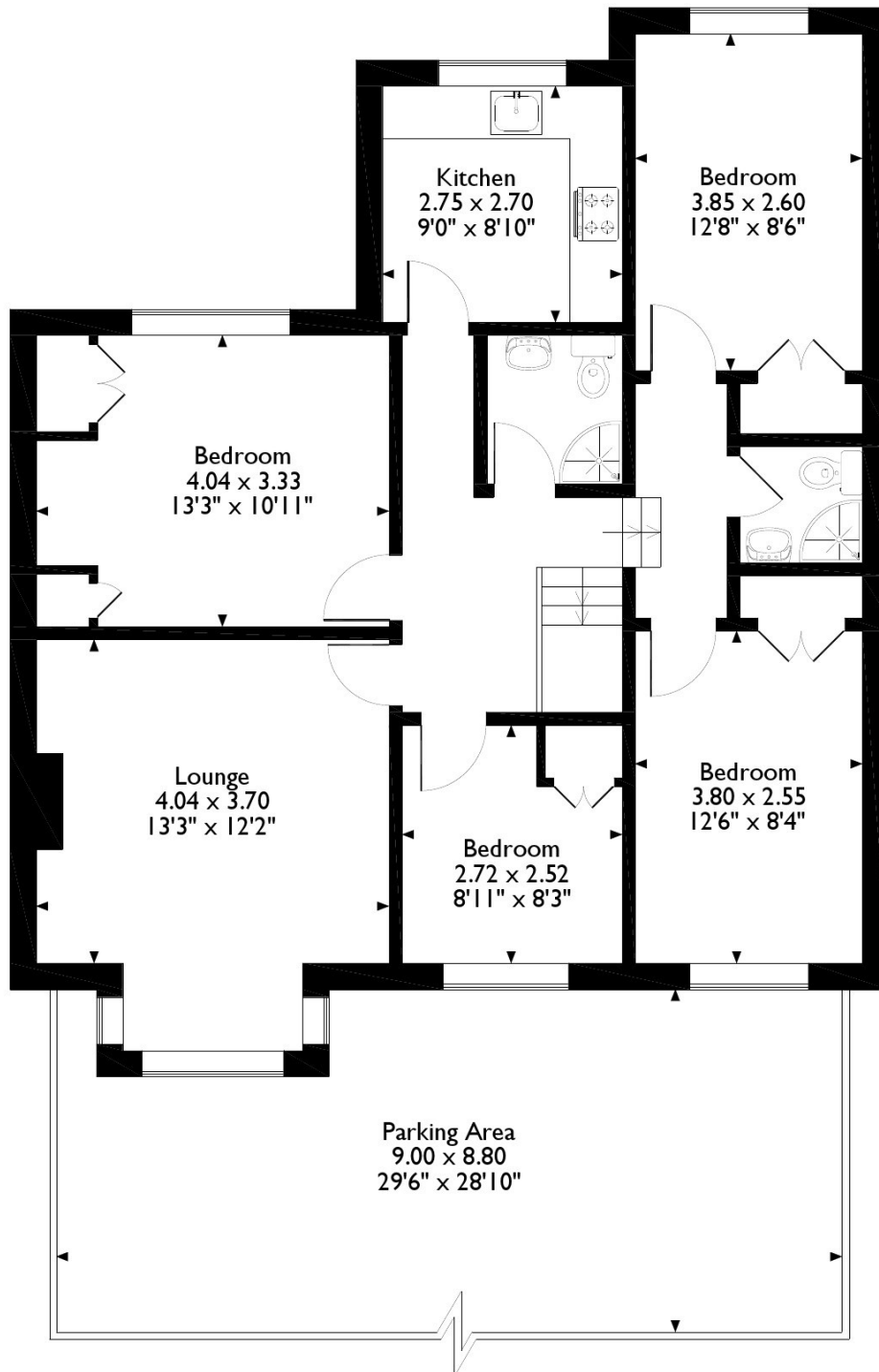


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	75
(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 2002/91/EC	



College Hill Road, Harrow  
Approximate Gross Internal Area  
87 Sq M/939 Sq Ft



**First Floor Apartment**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

***For appointments to view please call David Charles 020 8866 0222***

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*