



**BENJAMIN
STEVENS.**
estate agents



Charles Crescent, Harrow HA1 4AR

£1,550 PCM

Benjamin Stevens are pleased to offer this two bedroom first floor flat located in a well sought after area of Central Harrow.

The property comprises of a spacious reception room, two generously sized double bedrooms and a fitted kitchen.

Charles Crescent also benefits from ample communal gardens,

Located within easy reach of West Harrow and Harrow-on-the-Hill Underground Stations, buyers are able to make use of easy transport links to Central London.

To arrange a viewing, please call 020 3271 0111

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Bedroom One

Bedroom Two

Kitchen

Bathroom



Exterior



Lounger/Diner

Tenure:

This is a leasehold property and the seller advises us that, to the best of their knowledge, There are approximately 178 years remaining on the lease and there is a service charge of approximately £1300 per annum and a Ground Rent of £10 per annum;

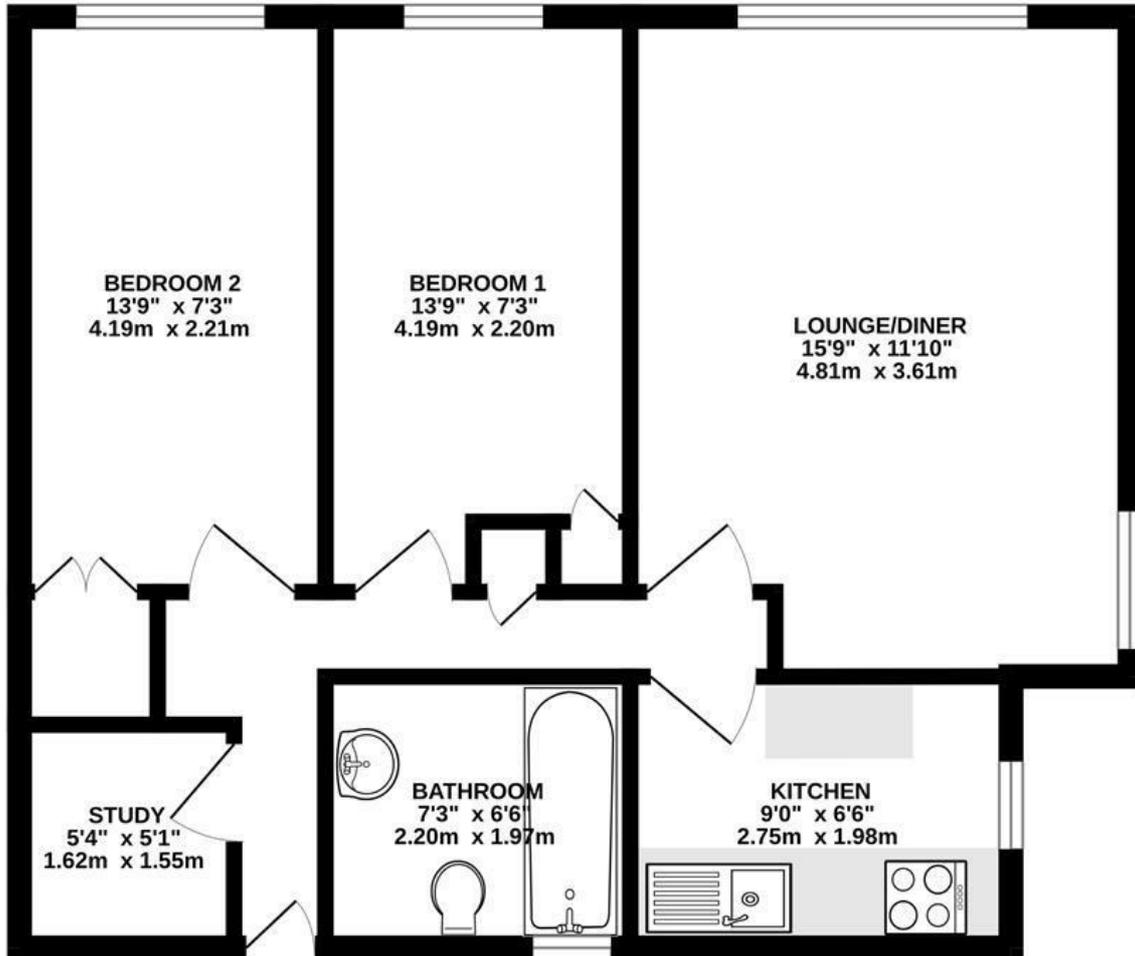
Council Tax Band E

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

SECOND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

