



High Worple, Middlesex HA2 9SZ

An ideal family home for those seeking versatile interiors and generous proportions, situated in a peaceful residential location only a short walking distance to all local amenities and transport links.

- Semi Detached House
- Furnished
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom Suite
- Conservatory
- Rear Garden
- Driveway
- EPC Rating - D



Available 09 May 2016: Furnished

Asking price of £1,495 per month

(Tenants fees may apply*)

To view this
property contact:

Harrow Lettings
303-305 Rayners Lane
Harrow HA5 5EH

t: 020 8426 1466
f: 020 8426 1966
e: harrowlettings@gibbs-gillespie.co.uk

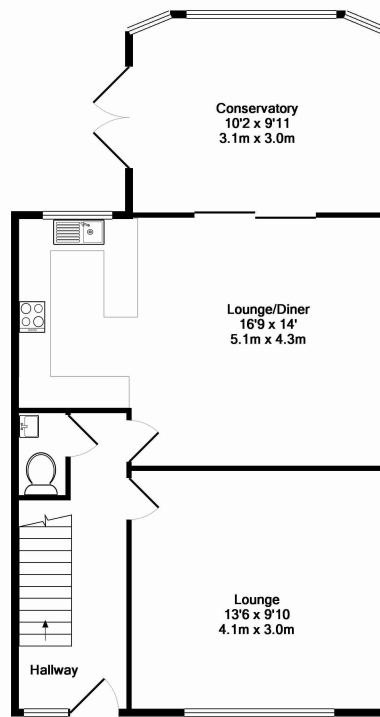
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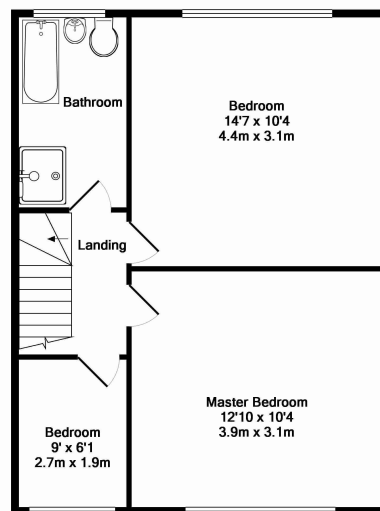
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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59	65	(55-68) D	52	59
(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 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

* Tenants fees may apply, see http://www.gibbs-gillespie.co.uk/site/pages/renting/fees_and_terms.php

Important Notice

The particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all photographs and floorplans remain exclusive to nichecom for Gibbs Gillespie.

