



**26 Harborough House  
Northolt, Middlesex UB5 6GW**

**£1,700 PCM**

Two double bedroom second floor flat, laminate floors, Double Glazed Windows, Gas Central Heating, bathroom and en suite shower room to master bedroom, under cover parking, lift, partly furnished, EPC "C ", Council Tax Band "D", available now

## 26 Harbrough House, Northolt, Middlesex UB5 6GW

### Living Room

16'10" x 36'5" (5.15 x 11.1)



### Bedroom 1

15'7" x 8'7" (4.75 x 2.62)



### Kitchen

11'1" x 5'4" (3.39 x 1.63)



### Bedroom 2

11'6" x 8'5" (3.52 x 2.59)



### Bathroom

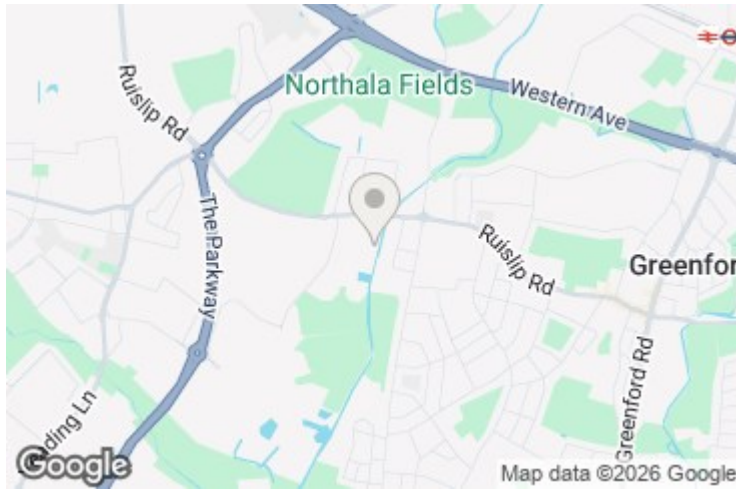
7'1" x 6'3" (2.17 x 1.93)



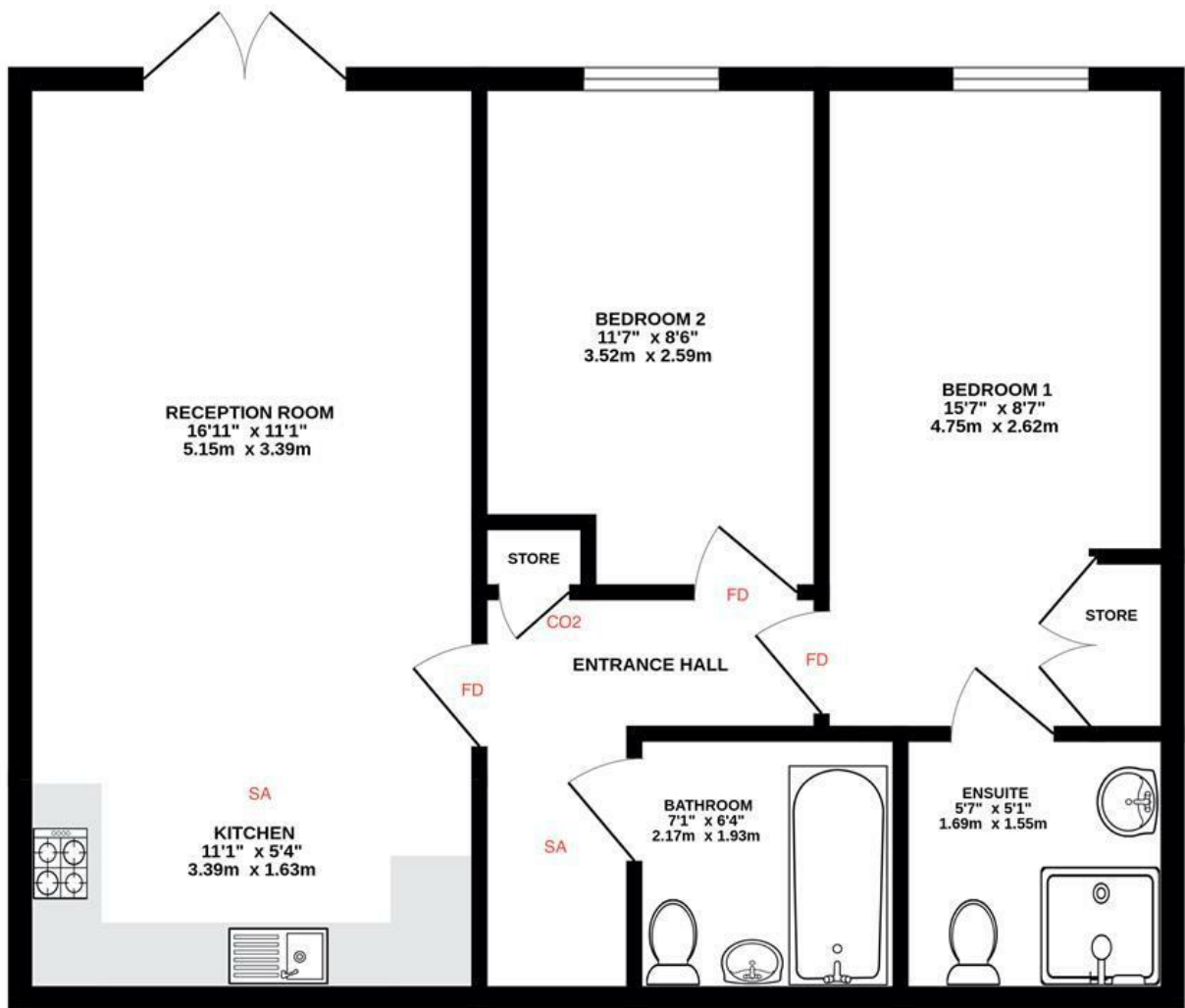
### Ensuite

5'6" x 5'1" (1.69 x 1.55)

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GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 79      | 82        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-38) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  | 83      | 85        |
| EU Directive 2002/91/EC                                         |  |         |           |