



## BARNABY CLOSE HARROW, HA2 8DN

£1,300 PER CALENDAR

Brian Cox & Co are pleased to bring to the market this well-presented first-floor one-bedroom flat, ideally located in the South Harrow area.


The property is presented in good condition throughout and comprises a spacious lounge, separate fitted kitchen, modern bathroom, and a generously sized double bedroom.

Further benefits include internal storage, gas central heating, communal grounds, and close proximity to local shops, transport links, and other amenities.

This property is offered unfurnished and available immediately and is expected to generate strong interest, so CALL NOW to arrange your viewing.





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>		
(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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