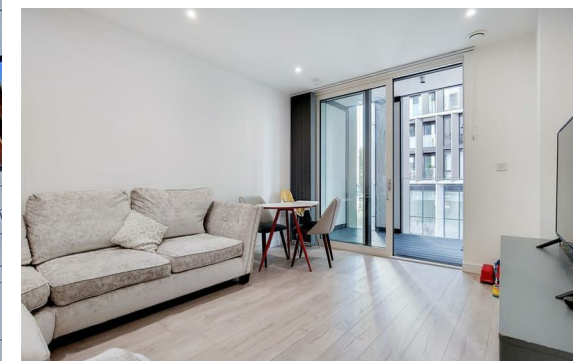




Perceval Square, College Road, Harrow, Middlesex, HA1 1GW

- One Bedroom Flat
- Fully Funnished
- Open Plan Kitchen
- 0.1 miles Harrow on The Hill Train Station
- Close to Amenities
- A Stone Throw from Harrow On The Hill Station
- Built in Storage

£1,800 Per Calendar Month



Perceval Square, College Road, Harrow, Middlesex, HA1 1GW

DESCRIPTION

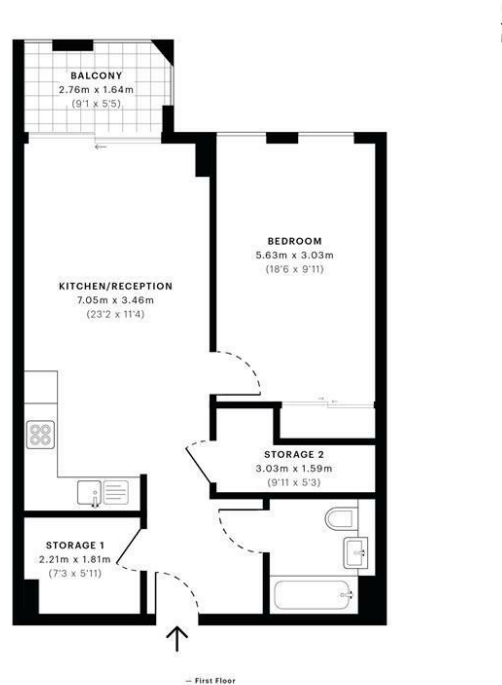
Nestled in the heart of Harrow, this charming one-bedroom flat on Perceval Square offers a delightful living experience. The property is fully furnished, ensuring that you can move in with ease and comfort. The well-appointed reception room provides a welcoming space for relaxation or entertaining guests, while the bedroom offers a peaceful retreat for rest.

The flat also features ample storage, allowing you to keep your living space tidy and organised. Its prime location in Harrow means you are just a stone's throw away from local amenities, including shops, restaurants, and excellent transport links, making it an ideal choice for both professionals and couples.

This property presents a wonderful opportunity to enjoy modern living in a vibrant community. Whether you are looking to rent or buy, this flat is sure to meet your needs with its convenient features and desirable location. Don't miss the chance to make this lovely flat your new home.







GROSS INTERNAL AREA (GIA)
The footprint of the property
58.99 sqm / 634.96 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, not floor head height
56.04 sqm / 603.21 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.51 sqm / 48.55 sqft

RESTRICTED HEAD HEIGHT
Unlocked and area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW116 RESIDENTIAL 63.51 sqm / 683.62 sqft
IPW116 RESIDENTIAL 60.97 sqm / 656.28 sqft
spec id: 3F0896028048280a5dc0d052

Viewings

Please contact stanmore@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.