



## Glasfryn Court, Brickfields, Harrow on the Hill, HA2 0NE

£1,800 pcm

- Two Bedroom, Two Bathroom Flat To Rent
- Gated Development with Private Parking
- Large Reception Room
- Fitted Kitchen
- Two Double Bedrooms
- Two Bathrooms
- Own Patio Area
- EPC Rating D



We are delighted to offer for rent this Spacious Two Bedroom, Two Bathroom Furnished Lower Ground Floor Flat, situated close to the historic village of Harrow on the Hill, with a choice of both state and private schools, and shopping & transport at either South Harrow or Harrow. Gated Entrance, Entryphone System, Large Reception Room, Fitted Kitchen, Two Double Bedrooms, Two Bathrooms, EER D. Own Patio Area. Communal Gardens, Parking. Viewing Recommended

## Communal Entrance

Entryphone, post boxes, lift.

## Entrance Hall

27' 1" x 3' 6" (8.26m x 1.07m) Laminate flooring, entryphone.

## Reception Room

16' 0" x 15' 10" (4.88m x 4.83m) Radiator, bay window overlooking gardens, sofas, table & chairs.

## Fitted Kitchen

11' 7" x 7' 11" (3.53m x 2.41m) Matching wall and base units with tiled splashbacks, integrated fridge/freezer, sink & drainer, electric oven, gas hob, extractor, tiled floor, window overlooking garden.

## Bedroom One (Front)

12' 8" x 10' 2" (3.86m x 3.10m) Radiator, fitted wardrobe, window, spot lights, twin beds, door to En Suite Shower Room:

## Tiled En Suite Shower Room

5' 5" x 5' 5" (1.65m x 1.65m) Shower cubicle, wash hand basin, wc, tiled walls and floor.

## Bedroom Two (Front)

10' 8" x 10' 0" (3.25m x 3.05m) Radiator, spot lights, free standing wardrobe, double bed, window.

## Bathroom

6' 10" x 5' 6" (2.08m x 1.68m) Bath with overhead shower and screen, wash hand basin, wc spot lights.

## Communal Gardens & Parking

Own Patio Area. Communal Gardens, Gated Parking.

## Additional Information

Rent is £1800 pcm (one months rent due before the commencement of the agreement).

Deposit £2,076. 92p is due before the commencement of the agreement.

Utilities you will need to pay the the utility company of your choice.

Local Authority Harrow, Council Tax Band: E, Annual Price: £2,794

Floor Area

818 ft 2 / 76 m 2

Mobile Coverage: EE and O2

Broadband - Basic 17 Mbps, Superfast 76 Mbps

## DISCLAIMER

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

