



BROOKE AVENUE, HARROW

£1,800 pcm

**** AVAILABLE IMMEDIATELY **** A spacious and well maintained two bedroom first floor maisonette located on the lower slopes of Harrow-on-the-Hill with the added advantage of a private rear garden. The property briefly comprises fitted kitchen, spacious living room, two bedrooms, and contemporary bathroom. Further benefits include gas central heating with Valliant combination boiler, double glazing, new carpets throughout and private rear garden.

- AVAILABLE IMMEDIATELY
- TWO BEDROOMS
- FIRST FLOOR MAISONETTE
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- MODERN FITTED KITCHEN
- MODERN BATHROOM SUITE
- DOUBLE GLAZING
- GAS CENTRAL HEATING WITH 'VAILLANT' COMBINATION BOILER
- PRIVATE REAR GARDEN
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- NEW CARPETS THROUGHOUT

Hall

Entrance via side aspect frosted double glazed door, rear aspect double glazed window, power points, carpeted flooring, stairs leading to inner hallway.

Inner Hall

Side aspect double glazed window, cupboard housing meters, loft access, spot lighting, double radiator, power points, carpeted flooring.

Living Room

14' 3" x 10' 5" (4.34m x 3.18m) Front aspect double glazed window, coved ceiling, spot lighting, double radiator, TV aerial, power points, phone point, laminate flooring.

Kitchen

9' 4" max x 8' 10" max (2.84m x 2.69m) Front aspect double glazed window, side aspect double glazed window, range of soft close wall and base level units with roll top work surfaces, single sink with drainer, integrated four hob gas cooker with oven below and overhead extractor fan, plumbed for washing machine, space for fridge/freezer, cupboard housing gas meter, spot lighting, power points, part tiled walls, double radiator, tiled flooring.

Bedroom One

14' 1" x 9' 8" (4.29m x 2.95m) Rear aspect double glazed window, coved ceiling, double radiator, power points, carpeted flooring.

Bedroom Two

10' 10" x 6' 3" (3.30m x 1.91m) Rear aspect double glazed window, built in storage cupboard housing wall mounted Vaillant combination boiler, power points, double radiator, carpeted flooring.

Bathroom

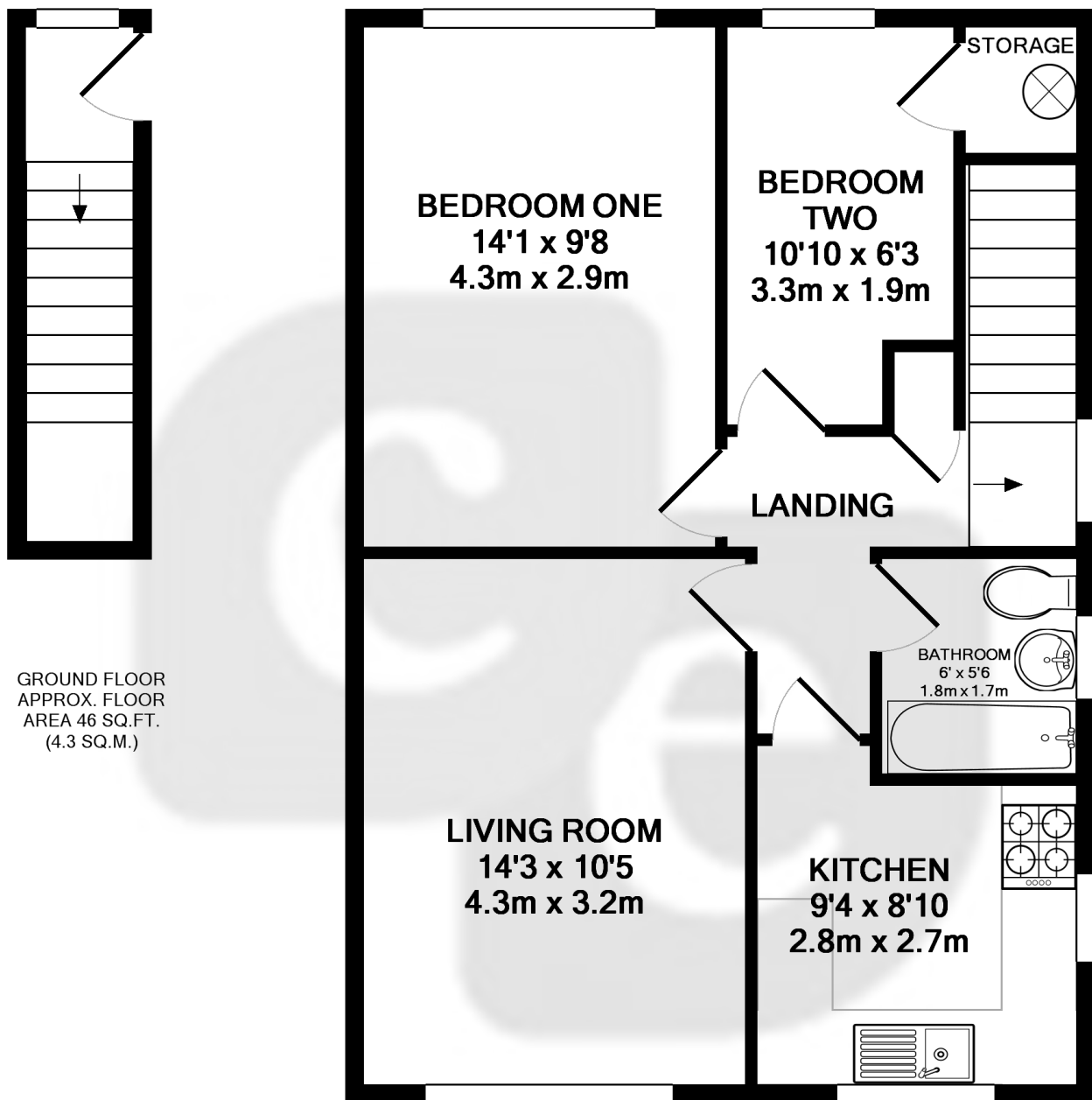
6' x 5' 6" (1.83m x 1.68m) Side aspect frosted double glazed window, low level W/C, vanity hand wash basin, spot lighting, extractor fan, tile enclosed bath with mixer tap and shower attachment, wall mounted heated towel rail, fully tiled walls, tiled flooring.

Garden

Private rear garden, patio leading to lawn, wooden shed, fence enclosed.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



1ST FLOOR
APPROX. FLOOR
AREA 544 SQ.FT.
(50.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 SQ.M.)

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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