



3 PADDOCKS CLOSE MIDDLESEX, HA2 8NP

£1,700 PCM

AVAILABLE 01/04/2025: A spacious and well-planned ground floor maisonette with large lounge-diner, recently updated kitchen, two generous bedrooms and bathroom with shower over bath, in a quiet position at the far end of a cul-de-sac turning, close to South Harrow's shops, bars, restaurants and Piccadilly Line station. The property is presented in very good decorative order throughout and further benefits include recently replaced double glazed windows, gas central heating, wood laminate flooring and small private rear garden.

**HANOVER
SHINE** LETTINGS &
MANAGEMENT
www.hanovershine.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

Hanover Shine Lettings
13 Northolt Road
Harrow
Middlesex
HA2 0LH

020 8422 3321
info@hanovershine.co.uk
www.hanovershine.co.uk

**HANOVER
SHINE** LETTINGS &
MANAGEMENT
www.hanovershine.co.uk