



## 50 CROWN STREET HARROW, HA2 0HR

£1,700 PCM

AVAILABLE NOW! A unique, quirky and immaculately presented UNFURNISHED one bedroom barn-style property in a quiet and peaceful setting in the heart of the Harrow on the Hill Conservation Area that has been beautifully updated and re-modelled throughout and further comprises a double-height living space with open-plan kitchen, contemporary shower room and office/study to the ground floor, whilst the first floor provides a mezzanine bedroom plus a second room with WC and basin that could potentially be used as a dressing room or occasional guest bedroom. Additional features include gas fired central heating, all new floor coverings and all new appliances.

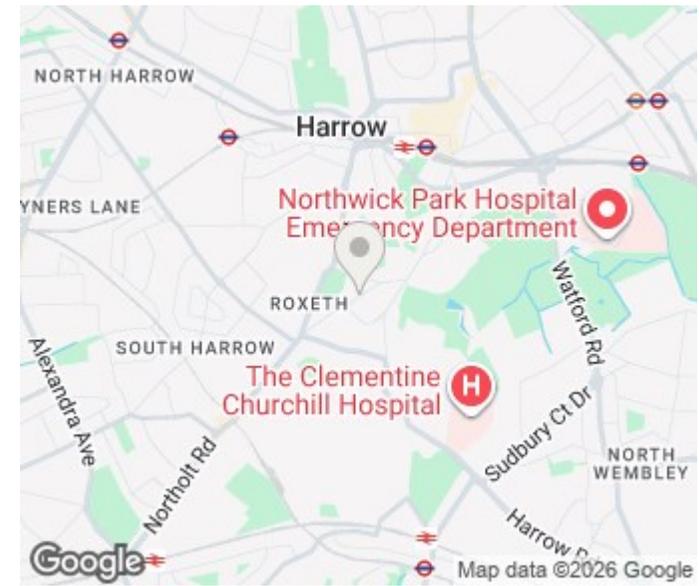
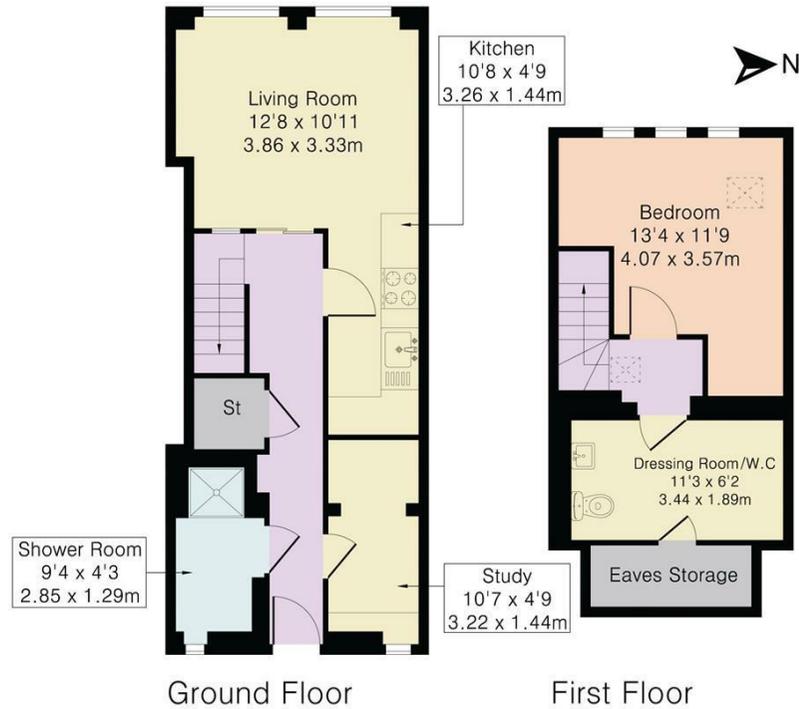
**HANOVER  
SHINE** LETTINGS &  
MANAGEMENT

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**Approximate Gross Internal Area 640 sq ft - 60 sq m**

Ground Floor Area 396 sq ft – 37 sq m

First Floor Area 244 sq ft – 23 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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

Hanover Shine Lettings  
13 Northolt Road  
Harrow  
Middlesex  
HA2 0LH

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

