



Eastcote Lane, South Harrow, HA2 8BW

£1,025 PCM



19 Eastcote Lane

South Harrow, HA2 8BW

- FIRST FLOOR STUDIO FLAT
- 259 SQ FT
- FITTED KITCHEN
- WASHING MACHINE
- WOOD LAMINATE FLOORING
- ELECTRIC HEATING
- DOUBLE GLAZED
- ALLOCATED PARKING
- UNFURNISHED
- AVAILABLE NOW

Well presented first floor studio flat measuring 259 sq ft incorporating a 20'3 x 13'8 studio room with open plan fitted kitchen comprising newly installed electric oven with hob and extractor over, fitted wall and base units and washing machine. Fully tiled bathroom and loft storage space, wood effect laminate flooring. Allocated parking for 1 car. Electric heating, upvc double glazed. Unfurnished. Available 11/07. Ideally situated just 230 yards from South Harrow's Piccadilly Line tube and bus stations and South Harrow's main thoroughfare with its variety of shops, restaurants and convenience stores.

Council Tax Band: B - £1,588 per annum

Bills are not included.



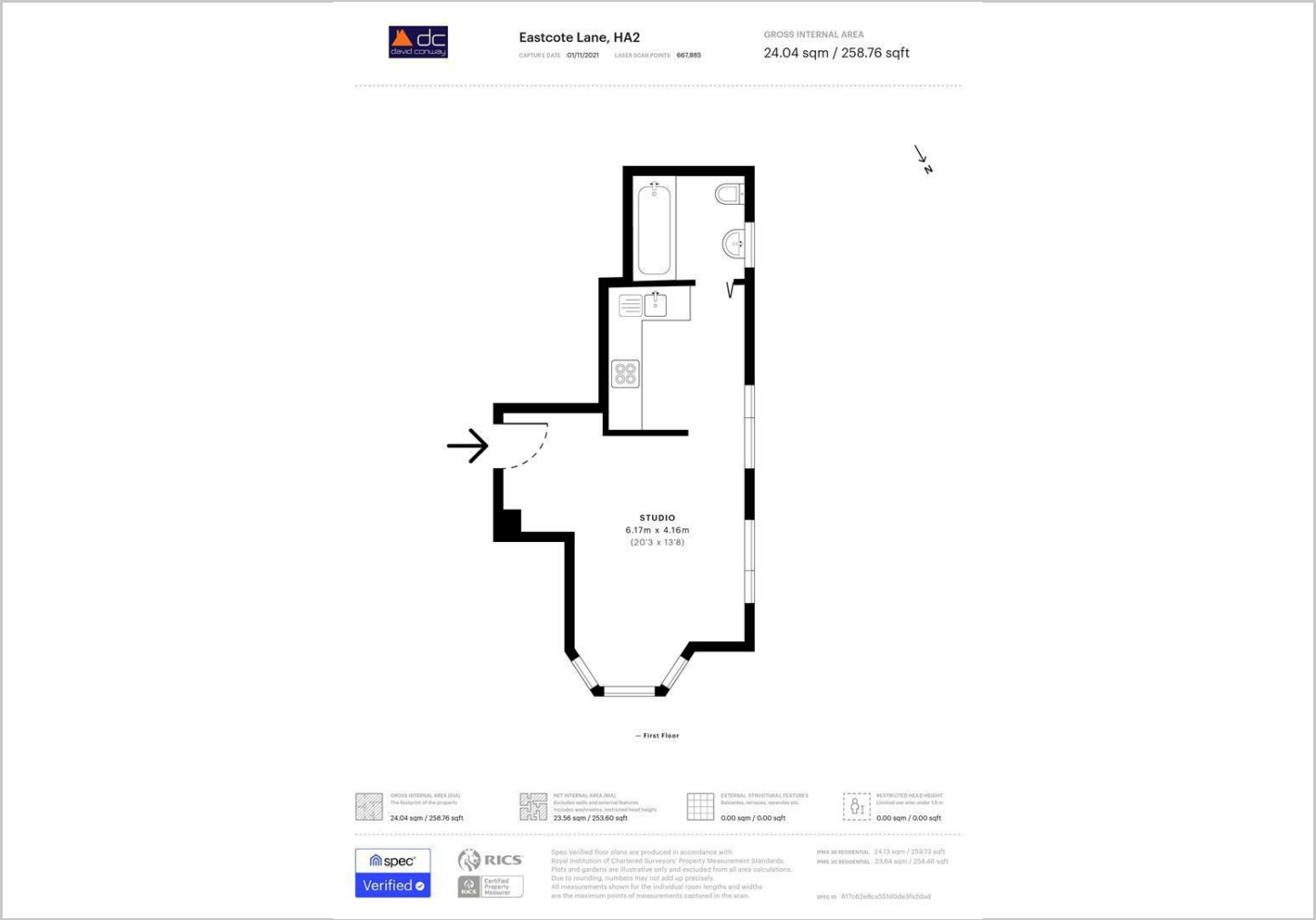


Council Tax Band - B





Floor Plans



GROSS INTERNAL AREA (GIA)
The footprint of the property
24.04 sqm / 258.76 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external fixtures
includes windows, external head height
23.56 sqm / 253.60 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

spec
Verified

Certified
Property
Measurer

Spec-Verified floor plans are produced in accordance with
Royal Institution of Chartered Surveyors' Property Measurement Standards.
Plots 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.

IPWS 36 RESIDENTIAL: 24.13 sqm / 259.73 sqft
IPWS 36 RESIDENTIAL: 23.64 sqm / 254.46 sqft
IPWS ID: 0170d3e8e0503d0de3fc26ed

Location Map

Energy Performance Graph

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | |

Viewing

Please contact our David Conway & Son Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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