



The Mall, Harrow, HA3 9TX

Asking Price £525,000



## Floor Plan

Approximate Gross Internal Area 898 sq ft - 84 sq m  
(Excluding Outbuilding)  
Ground Floor Area 449 sq ft - 42 sq m  
First Floor Area 449 sq ft - 42 sq m  
Outbuilding Area 227 sq ft - 21 sq m



Pink Plan  
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Daniels are appointed sole agents on this completely refurbished three-bedroom semi-detached house which is of non standard construction. Boasting a newly fitted kitchen and shower room, the property comes ready to move into and has off street parking to the front and a private, south facing rear garden. Internal viewing comes highly recommended.

The property is located in Kenton and is accessible to both Preston Road (Metroploitan line) and Kingsbury (Jubilee Line) Underground Stations. The Property is also accessible for quality educational options with JFS and Uxendon Manor within half a mile.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	73	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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