



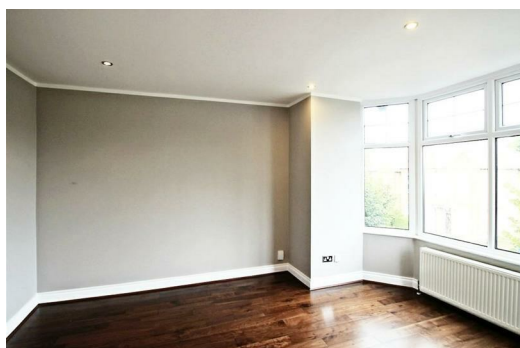
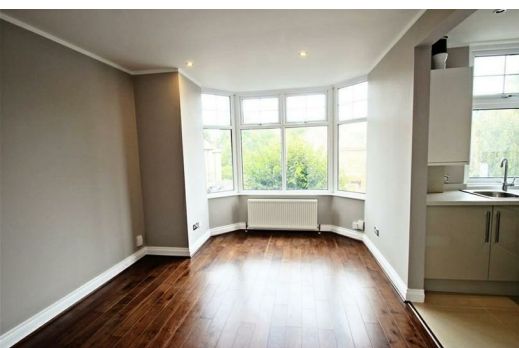
**1 Butler Avenue, Harrow
London HA1 4EJ**

£1,050 Per calendar month

Presenting this first floor one bedroom flat located within walking distance to Harrow Town Centre and near to a whole array of shopping facilities and just a short walk from Harrow-on-the-Hill tube station (Metropolitan line).

This one bedroom flat is located within an imposing Edwardian detached building and the flat comprises of an entrance hall, open plan living room and kitchen, double bedroom and bathroom, recently refurbished throughout and benefits from a section of private rear garden. Early viewings are highly advised.

Call to arrange an immediate viewing.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | 67 |
| (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 ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 53 | 66 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

