

## Vaughan Road Harrow HA1 4EE

Price Guide: Monthly Rental Of £1,700



Bennett Holmes are pleased to offer this newly refurbished two bedroom flat located within a short walk to Central Harrow's multiple shopping facilities and Centres as well as Harrow on The Hill's train station which has the Metropolitan Line tube. Located on the ground floor rear the accommodation briefly comprises an open plan lounge and fitted kitchen, newly fitted shower room and two bedrooms with direct access from the main bedroom to the flats own rear garden. Property benefits of electric heating throughout and electric hot water storage. The property is offered furnished, available now and Includes water rates.

Furnished  
Available Now  
Rent includes Water Rates.  
Borough of Harrow  
Council Band B  
Council Tax £1,863 per annum  
EPC =C

### NORTHOLT OFFICE

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**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





- TWO BEDROOMS
- NEWLY REFURBISHED
- GROUND FLOOR
- OPEN PLAN LOUNGE / KITCHEN
- NEWLY FITTED SHOWER ROOM
- OWN REAR GARDEN
- FURNISHED
- AVAILABLE NOW

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### Accommodation

The communal front door leads to the entrance hall and the flat is located on the ground floor rear. Own front door leads directly in to the open plan lounge with newly fitted kitchen which includes a range of base and eye level units, built-in electric oven and induction hob, washer/dryer machine and fridge freezer. From the lounge there are doors to both the bedrooms and shower room. The newly fitted shower room has a larger shower cubicle, low level w.c. and wash hand basin. The property benefits of Electric heating throughout and electric hot water throughout with hot water storage tank. The main bedroom has a double glazed door to the rear garden which has a patio area and soon to be lawned area.

