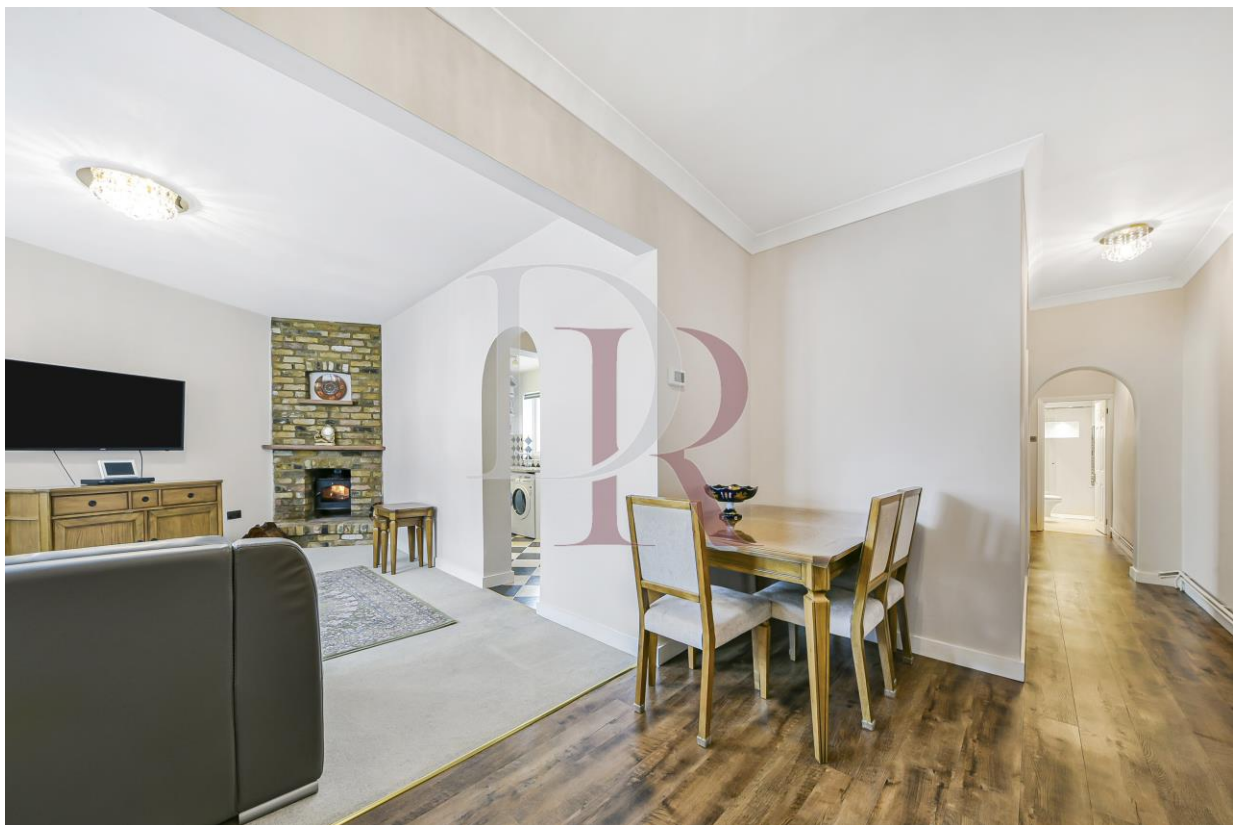


West Street, Harrow on the Hill, HA1
Guide Price of £550,000 Share of Freehold
For Sale by Daniel Rose Residential Ltd



A beautifully quaint 3 bedroom garden flat. Spacious reception/dining area, modern bathroom with underfloor heating and kitchen, as well as private patio garden. Situated within a two storey period property, this garden flat benefits from having its own entrance and is positioned well; for “Outstanding” state schools (primary as well as secondary), independent schools and nearby nurseries. West Street is within walking distance of Harrow on the Hill High Street where a number of restaurants and shops are located as well as Harrow on the Hill (Metropolitan Line), Chiltern Railways and South Harrow (Piccadilly Line).

Viewings

To arrange a viewing please contact our office on 020 7359 4493 or via email info@danielrose.net

SHARE OF FREEHOLD (999 YEAR LEASE) * 3 BEDROOMS * LARGE OPEN RECEPTION AND DINING AREA * SHUTTERS THROUGHOUT * HIGH CEILINGS * ORIGINAL FIREPLACE WITH WOOD BURNER * PRIVATE PATIO GARDEN * SERVICE CHARGE: £0.00 * GROUND RENT: £0.00 * COUNCIL TAX BAND: C

EXTERNAL



RECEPTION/DINING AREA & FIREPLACE



BEDROOM 1



BEDROOM 2 and BEDROOM 3



KITCHEN and BATHROOM

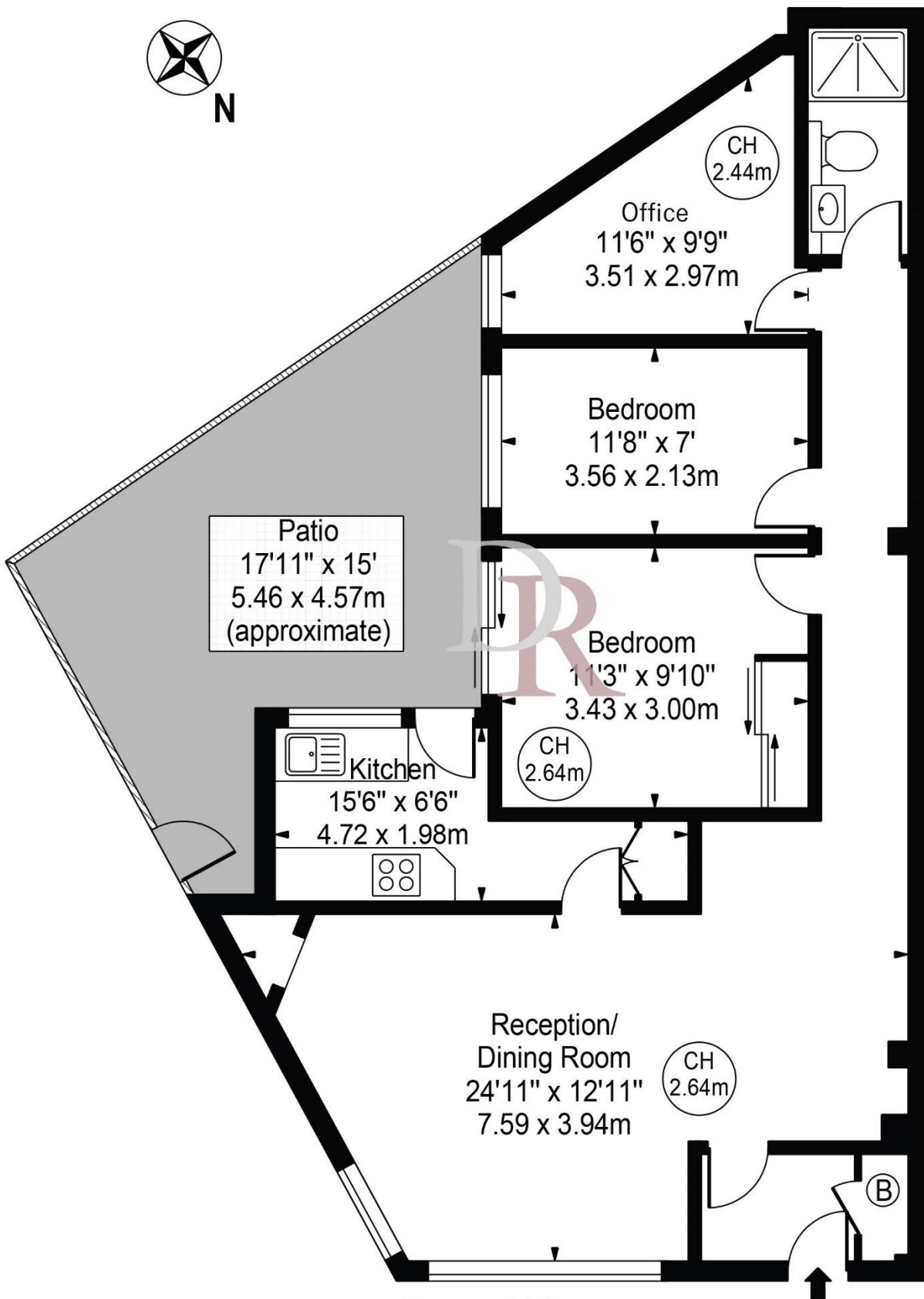


PRIVATE PATIO GARDEN



West Street

Approx. Gross Internal Area 807 Sq Ft - 74.97 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Performance Certificate



64, West Street, HARROW, HA1 3ER

Dwelling type: Ground-floor flat
 Date of assessment: 10 June 2020
 Date of certificate: 15 June 2020

Reference number: 9408-3075-7276-7700-3244
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 74 m²

Use this document to:

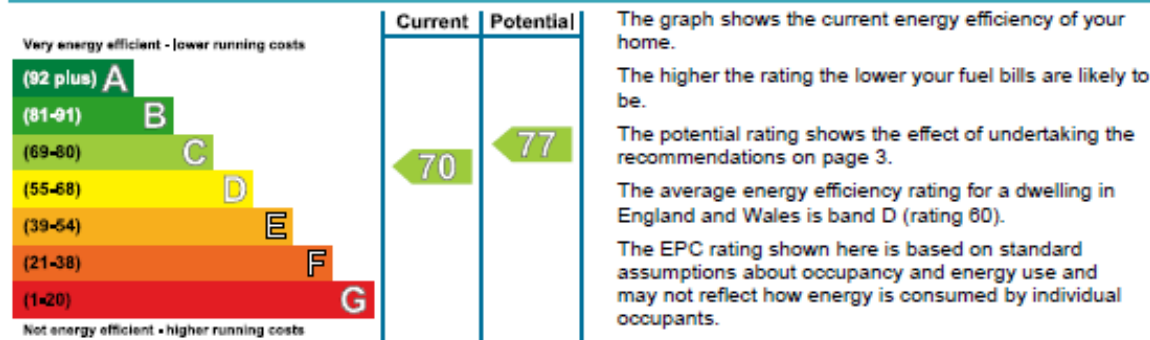
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,833
Over 3 years you could save	£ 408

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	
Heating	£ 1,362 over 3 years	£ 951 over 3 years	
Hot Water	£ 285 over 3 years	£ 288 over 3 years	
Totals	£ 1,833	£ 1,425	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 294
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 117

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

