



40 Rufford Close, Harrow

Guide Price **£295,000**




phillip shaw
estate agents



40 Rufford Close

Harrow, Harrow

Council Tax band: C

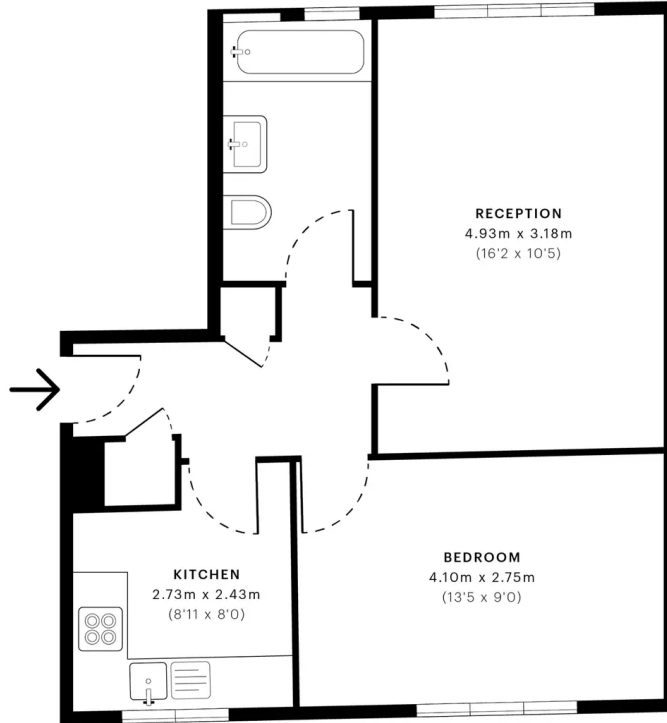
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- * Newly refurbished * Moments from Kenton Station & Northwick Park underground station * Walking distance to Northwick Park Hospital






— First Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
44.72 sqm / 481.36 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
43.04 sqm / 463.28 sqft

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

 RESTRICTED HEAD HEIGHT
Limited use area under 1.8 m
0.00 sqm / 0.00 sqft



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.

IPMS 3B RESIDENTIAL 45.22 sqm / 486.74 sqft
IPMS 3C RESIDENTIAL 43.54 sqm / 468.66 sqft

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