



BRITISH  
PROPERTY  
AWARDS

2016

★★★★★

GOLD WINNER

ESTATE AGENT  
IN LONDON NORTH

## Stones Residential

40 Church Road Stanmore Middlesex HA7 4AH

T: 020 8954 0045 | W: stonesresidential.co.uk

E: stanmore@stonesresidential.co.uk

# stones

LETTINGS | MANAGEMENT | SALES

RESIDENTIAL



## Talbot Skyline, Harrow, HA2

### £925 Per Month

**\*\*LOCKDOWN VIEWINGS AVAILABLE\*\***

FRONT FACING GROUND FLOOR STUDIO apartment is now available to rent (from February 2021) in this prime location in Rayners Lane. The property offers a good living space, separate kitchen and shower room, ample storage throughout and modern fittings. Walking distance to Rayners Lane station, this property will be very popular.

Please note images used are of a similar property on the same floor and building

**Client Money Protection provided by:** ARLA - Association of Residential Letting Agents

**Independent Redress provided by:** TPO's - The Property Ombudsman

While every effort is made to ensure the accuracy of our particulars, they are intended as a guide only and their accuracy is in no way guaranteed. Photos and floor-plans are for illustrative purpose only. Appliances have not been tested. Prospective tenants should satisfy themselves by inspection and relevant reporting of a property prior to renting. This document does not form part of a legal contract.

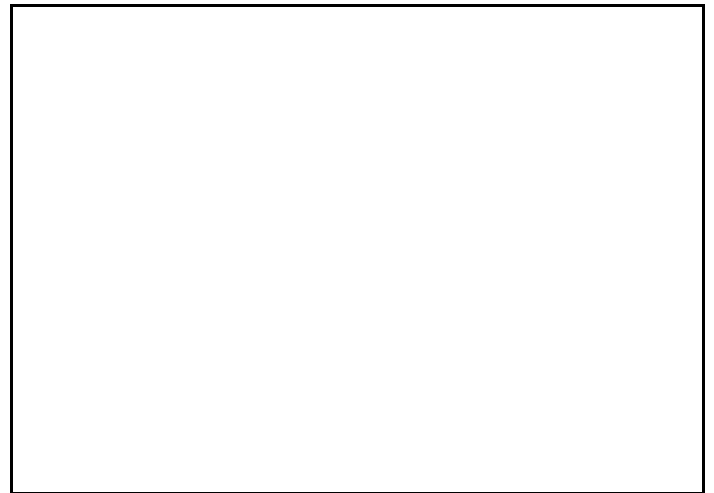
[www.stonesresidential.co.uk](http://www.stonesresidential.co.uk)



Also at: 5 Adelaide Road London NW3 3QE T: 0207 483 0685

Stones Residential (Stanmore) Limited Reg. Office: 76 New Cavendish Street, London W1E 9TB Reg. No. 4141139 England






- MODERN APARTMENT - NO BILLS INCLUDED
- GOOD SIZED STUDIO
- SEPARATE KITCHEN AND SHOWER ROOM
- MODERN FIXTURES AND FITTINGS
- STORAGE WITHIN PROPERTY
- WALKING DISTANCE TO RAYNERS LANE STATION
- SECURE FOB ENTRANCE SYSTEM
- LIFT TO ALL FLOORS
- GROUND FLOOR APARTMENT
- BASED IN RAYNERS LANE




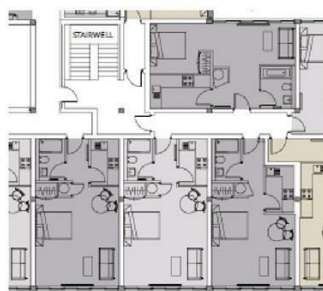
**Client Money Protection provided by:** ARLA - Association of Residential Letting Agents  
**Independent Redress provided by:** TPO's - The Property Ombudsman

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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



Living	5.8m x 4.6m	19'1" x 15'1"
Kitchen Area	2.6m x 1.6m	8'6" x 5'3"
Bathroom	2.3m x 1.6m	7'6" x 5'3"
Area	38 sq m	409 sq ft