

# DAVID CHARLES

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## ELM GROVE, HARROW GARDEN VILLAGE, MIDDLESEX HA2 7JE



### £2,300 PCM Part Furnished

This well presented and extended three bedroom semi detached family house (161.2 sq.m/1,735 sq.ft) is situated on this popular residential road within the Harrow Garden Village catchment area of North Harrow. Elm Grove is located with walking distance to both North Harrow and Rayners Lane Train Stations and the high street with its vast array of local shops, restaurants and transports links into London. The area is also well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities. The spacious accommodation comprises of three double bedrooms with fitted wardrobes, two bathrooms, 13'11ft front reception room, 19'11ft rear reception room, 23ft kitchen/diner and utility room. The property benefits from off street parking for two cars, 50ft rear garden, CCTV, Ring doorbell. Available from the 10th September, Part Furnished.

- \* Extended Semi Detached House
- \* Two Bathrooms
- \* Part Furnished
- \* Three Double Bedrooms
- \* Catchments Area for Outstanding Schools
- \* Available from the 10th September

**020 8866 0222**

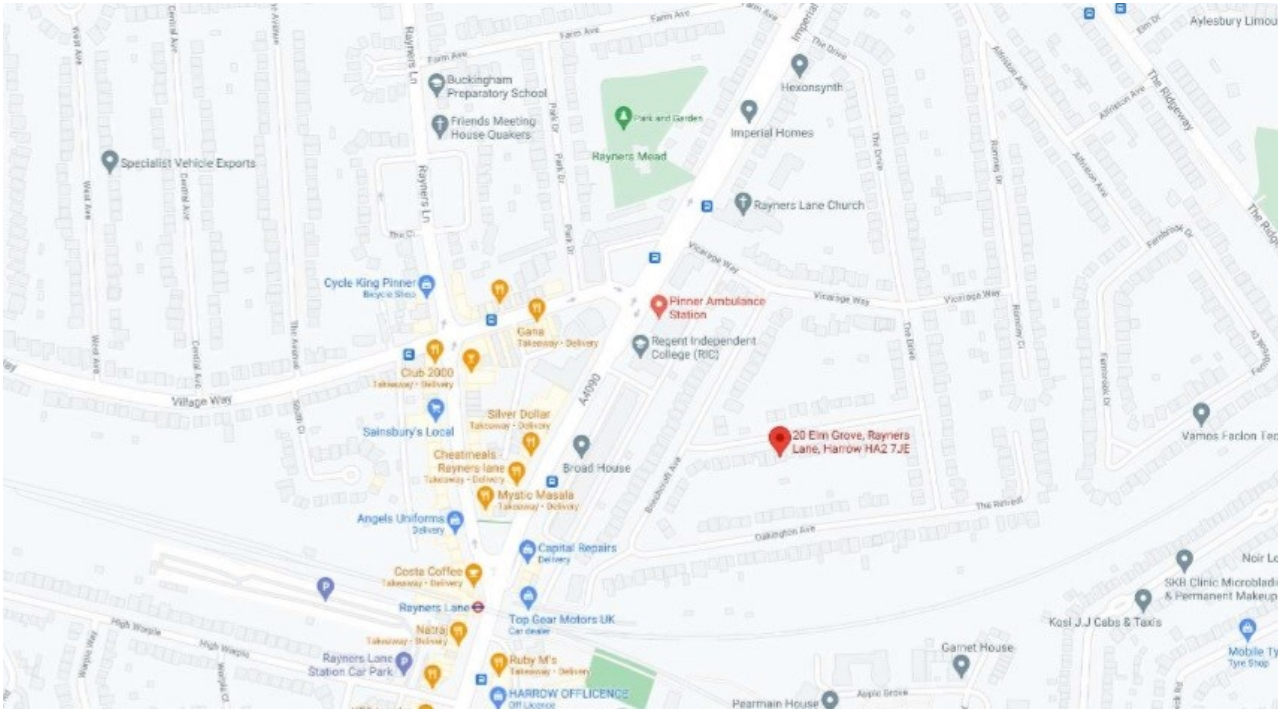












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### COUNCIL TAX

London Borough of Harrow - Band E - £2,398.44

### LOCAL SCHOOLS

- Longfield Primary School - 0.3 Miles
- Vaughan Primary School - 0.6 Miles
- Newton Farm Nursery, Infant & Junior School - 0.6 Miles
- Whitmore High School - 0.6 Miles
- Nower Hill High School - 1 Miles

### LOCAL TRANSPORT

- Rayner Lane Station (Metropolitan/Piccadilly Line) - 0.2 Miles
- North Harrow Station (Metropolitan Line) - 0.8 Miles

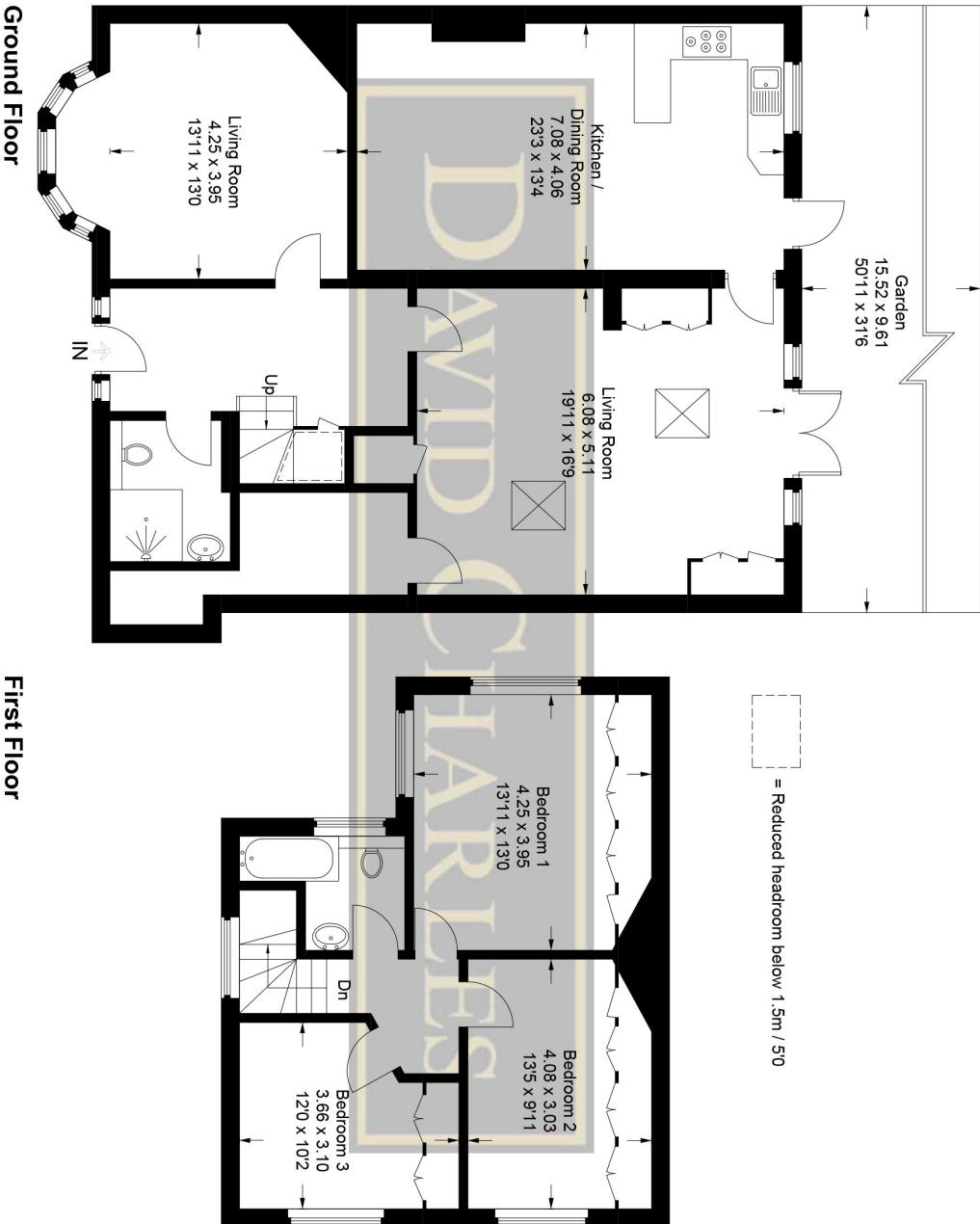
# Elm Grove

Approximate Gross Internal Area

Ground Floor = 109.5 sq m / 1179 sq ft

First Floor = 51.7 sq m / 556 sq ft

Total = 161.2 sq m / 1,735 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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**For appointments to view please call David Charles 020 8866 0222**

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*