

3 Bed End Of Terrace In United Kingdom , Harrow, HA3 6PS

£2,350 Monthly





## SHORT DESCRIPTION

Property Ref: 16127 3 bedroom end of terrace house. Close to headstone and hatch end stations (10 minutes walk). Two bedrooms and main bathroom on first floor and third bedroom on second floor (loft converted). All bedrooms have built in ward robes. On the ground floor there is a living room, large kitchen, conservatory, back office, WC and large garden. Outside there is room for parking on driveway and on street. Property Type: End of Terrace Full Renting price: £2350.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: C EPC rating: D Measurement: 1550 sq.ft. Outside Space: Rear Garden Parking: On street & Driveway Heating Type: Electric Heating



**Bed Room(s)**



**Bath Room(s)**

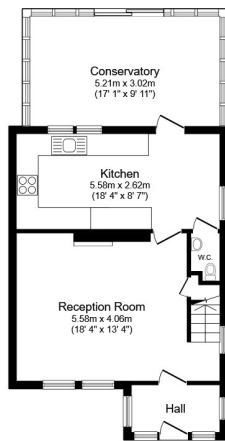


**Living Room(s)**

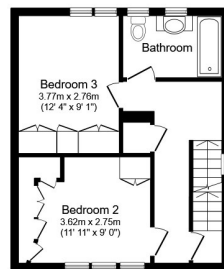
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

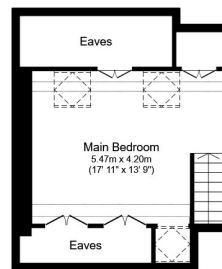
All measurements are a maximum and include wardrobes and bay windows where applicable.



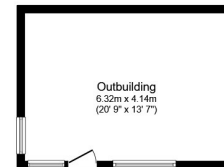
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

Total floor area 144.0 sq.m. (1,550 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

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 All measurements are a maximum and include wardrobes and bay windows where applicable.

**Dwelling type:** End-terrace house      **Reference number:** 8866-6620-6949-6947-0992  
**Date of assessment:** 13 October 2016      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 14 October 2016      **Total floor area:** 96 m<sup>2</sup>

**Use this document to:**

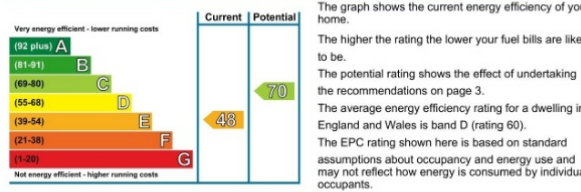
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,969</b>
<b>Over 3 years you could save</b>	<b>£ 990</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 183 over 3 years	
Heating	£ 3,429 over 3 years	£ 2,601 over 3 years	
Hot Water	£ 297 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 3,969</b>	<b>£ 2,979</b>	

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	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 729	
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 108	
3 Low energy lighting for all fixed outlets	£30	£ 48	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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