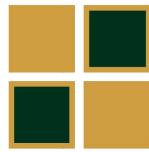


RAINBOW REID



ESTATE AGENTS || LETTING AGENTS || PROPERTY MANAGEMENT



Flat 2, Glasfryn House Roxeth Hill , Harrow, HA2 0LD

Set in a private gated development is this spacious, two double bedroom duplex apartment (first and lower ground) with off street parking that must be viewed to be fully appreciated. The property oozes character charm and features high ceilings with ornate cornicing, sash windows and French doors which allow natural light to flood.

The property is offered with no upper chain and in full comprises: An impressive, bright double aspect reception (19'11" x 13'3") with feature fireplace, single glazed sash windows to front aspect and ground to ceiling doors accessing a balcony (10'9" x 5'0") which overlooks communal gardens. Kitchen (9'1" max x 7'5") with integrated oven and gas hob, integrated dishwasher, tiled floor, rear aspect window overlooking gardens. Stairs from the reception lead down to the lower ground floor hallway with fitted cupboard, leading to master bedroom (13'3" x 11'3") which has a sash window allowing plenty of natural light, plus fitted wardrobes, and an ensuite fully tiled shower room. Bedroom two is a double room (13'3" x 8'11") with large window. There is a fully tiled family bathroom with panelled bath, low level w.c., and wall mounted wash hand basin, and obscured glass window.

£445,000



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, Harrow, HA2 0LD



Directions



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 340 SQ.FT.
(31.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 779 SQ.FT. (72.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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