



**ENGEL JACOBS**  
**LONDON+HERTS**



- **Ground Floor Flat**
- **One Reception**
- **Communal Gardens**
- **One Bedroom**
- **One Bathroom**
- **Off Street Parking**



**Whisperwood Close**  
Harrow

**Monthly Rental Of**  
**£1,200**

### Entrance Hall

Carpeted throughout, radiator, storage cupboard.

### Bedroom 12' 5" x 9' 8" (3.78m x 2.94m)

Carpeted throughout, radiator, double glazed windows to front aspect, fully fitted wardrobes,

### Bathroom 6' 8" x 6' 0" (2.03m x 1.83m)

Vinyl floor throughout, fully tiled walls, low level WC, wash basin with storage cupboard beneath, bath with overhead shower, heated towel rail.

### Reception 15' 9" x 9' 8" (4.80m x 2.94m)

Carpeted throughout, radiator, double glazed windows and doors to rear aspect.

### Kitchen 8' 9" x 6' 0" (2.66m x 1.83m)

Tiled floor, fully tiled walls, ample work surface area, fully fitted units both wall mounted and base, integrated Beko fridge/freezer, Bosch single oven and hob, integrated Hotpoint washer/dryer, double glazed windows to rear aspect.

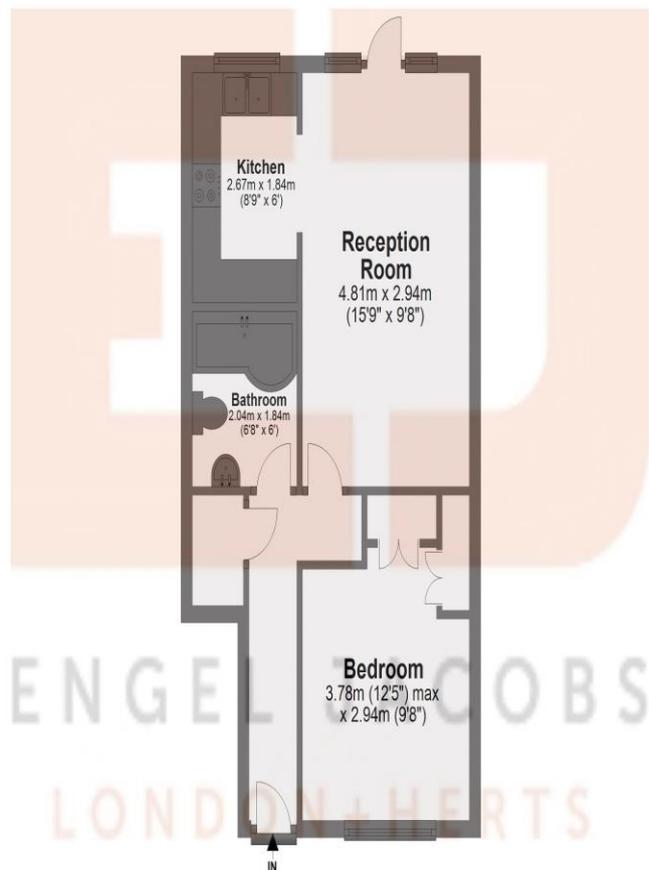
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:

Whisperwood Close, HA3 TDR

### Ground Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



Total area: approx. 39.9 sq. metres (429.5 sq. feet)

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.