

Balfour Road, Harrow, HA1

£475,000

Fixed Price

Tenure: Freehold, **Bedrooms:** 3

Housesimple is pleased to present to the market this 3 bedroom ground floor flat for sale in Harrow. This ground floor property consists of a separate kitchen, lounge, 3 bedrooms and family bathroom. Further benefits include a private garden and off street parking. Contact Housesimple today to ar

Key features:

- 3 Bedrooms
- Ground Floor Flat
- Off Street Parking

Extra info:

- **Property Age:** 90 years
- **Council Tax:** Band E (£2203.67 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



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This ground floor property consists of a separate kitchen, lounge, 3 bedrooms and family bathroom.

Further benefits include a private garden and off street parking.

This flat is within a semi detached house and can be purchased separately or as a whole

Contact Housesimple today to arrange a viewing

Floor plan:



TOTAL APPROX FLOOR AREA 2194 SQ FT. (203.8 SQ M.)
Where necessary, measurements have been made to ensure the accuracy of the floor plan compared with measurements of bricks, windows, doors and any other fixed or approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any construction purposes. The services, fixtures and appliances shown here are not to be taken as a guarantee of their inclusion or otherwise. Made and Measured 02/18

Energy Performance Certificate:

Energy Performance Certificate

4, Balfour Road, HARROW, HA1 1RJ

Dwelling type: Ground-floor flat	Reference number: 9968-1086-6209-6511-5944
Date of assessment: 16 January 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 21 January 2019	Total floor area: 87 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: £ 1,530

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	Not applicable
Heating	£ 1,038 over 3 years	£ 1,038 over 3 years	
Hot Water	£ 300 over 3 years	£ 300 over 3 years	
Totals	£ 1,530	£ 1,530	

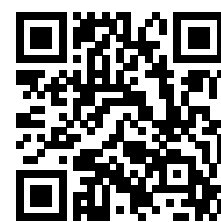
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<div style="font-size: 0.7em; margin-bottom: 5px;">Very energy efficient - lower running costs</div> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #a6c9ec; text-align: center;">(92 plus) A</td></tr> <tr><td style="background-color: #c6e0b4; text-align: center;">(81-91) B</td></tr> <tr><td style="background-color: #d9ead3; text-align: center;">(69-80) C</td></tr> <tr><td style="background-color: #f4cccc; text-align: center;">(55-68) D</td></tr> <tr><td style="background-color: #f4cccc; text-align: center;">(39-54) E</td></tr> <tr><td style="background-color: #f4cccc; text-align: center;">(21-38) F</td></tr> <tr><td style="background-color: #f4cccc; text-align: center;">(1-20) G</td></tr> </table> <div style="font-size: 0.7em; margin-top: 5px;">Not energy efficient - higher running costs</div>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Current</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">77</td></tr> </table>	Current	77	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="font-size: 0.7em;">Potential</th></tr> <tr><td style="text-align: center; font-size: 1.5em;">77</td></tr> </table>	Potential	77	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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MISREPRESENTATION ACT, 1967.

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