







🛏️ 2 Bedrooms | 🛋️ 1 Receptions | 🚿 1 Bathrooms | 📊 EPC Current D

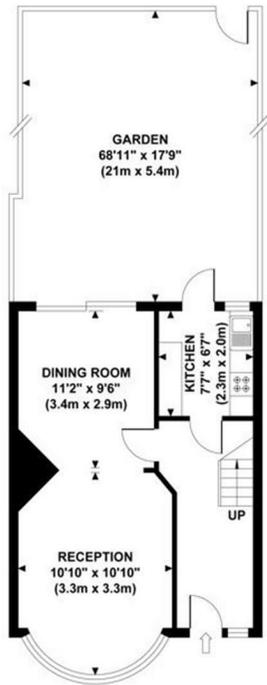
Helliwell & Co are delighted to present, this bright and spacious terraced house, which is offered to the market unfurnished and is available from mid-November. This lovely family house has a large double aspect reception room, a fully fitted kitchen, two double bedrooms, an additional office / study room and a brand new shower room. The property further benefits from off street parking, a large private garden and gas central heating.

Horsenden Crescent is ideally located for access to both Sudbury Hill (Piccadilly line) and Sudbury Hill Harrow (mainline) stations. As well as having an array of local shops, cafes and restaurants nearby, the property also benefits from the lovely open green spaces of Horsenden Hill Park.

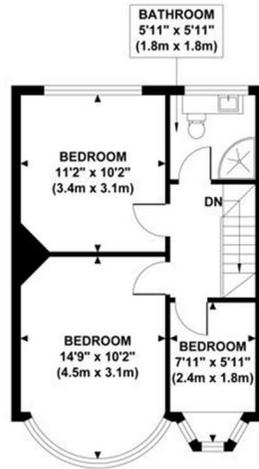
- Terraced Family House
- Double Aspect Reception
- Additional Study / Office
- Holding Deposit (1 weeks rent): £426.00
- Long Term (12-24 months+)
- Bright & Spacious Throughout
- Two Double Bedrooms
- Large Private Garden
- Security Deposit (5 weeks rent): £2,134.62
- Council Tax Band D

**Helliwell & Co.**

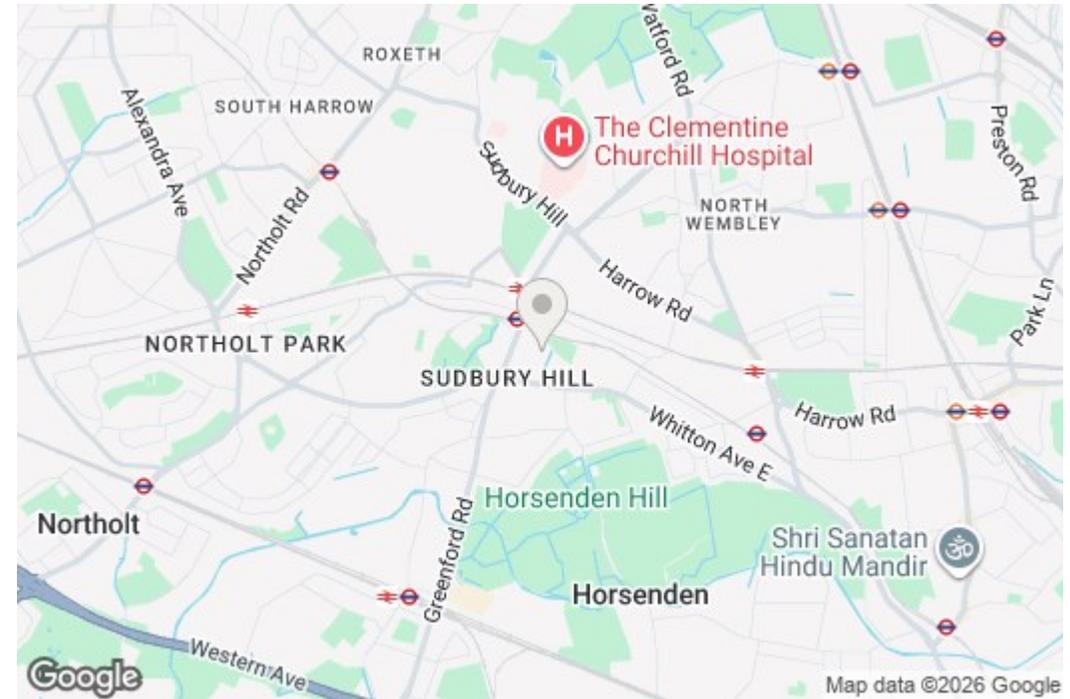
**HORSENDEN CRESCENT**  
Approximate Gross Internal Area  
795 sq ft / 73.90 sq m



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 394 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 401 SQ FT



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.