

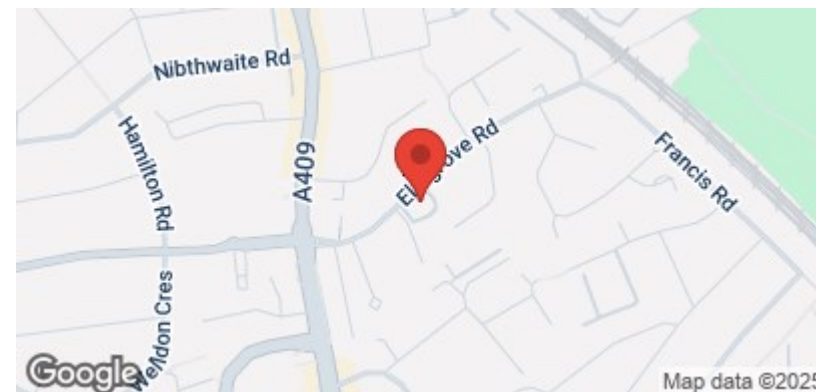
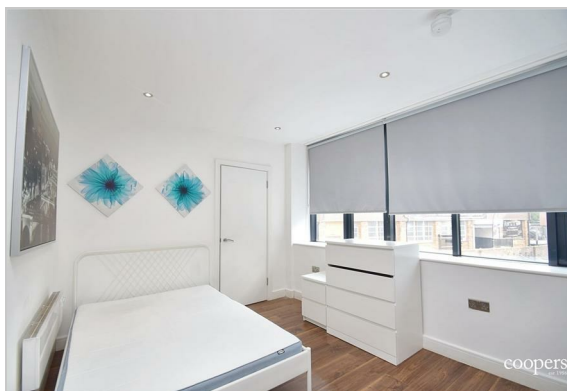
31 Elmgrove Road

Harrow • Middlesex • HA1 2AR

PCM: £1,250 PCM



coop
est 1986



21st May 2025



**18 Bridge Street, Pinner,
Middlesex, HA5 3JF**
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Energy Efficiency Rating

| Rating | Current | Planned |
|---|---------|---------|
| Very energy efficient - lower running costs | 78 | 78 |
| A | 78 | 78 |
| B | 78 | 78 |
| C | 78 | 78 |
| D | 78 | 78 |
| E | 78 | 78 |
| F | 78 | 78 |
| G | 78 | 78 |

Environmental Impact (CO₂) Rating

| Rating | Current | Planned |
|---|---------|---------|
| Very environmentally friendly - lower CO ₂ emissions | 78 | 78 |
| A | 78 | 78 |
| B | 78 | 78 |
| C | 78 | 78 |
| D | 78 | 78 |
| E | 78 | 78 |
| F | 78 | 78 |
| G | 78 | 78 |

England & Wales EU Directive 2020s (EU)

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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.