



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Harrow View

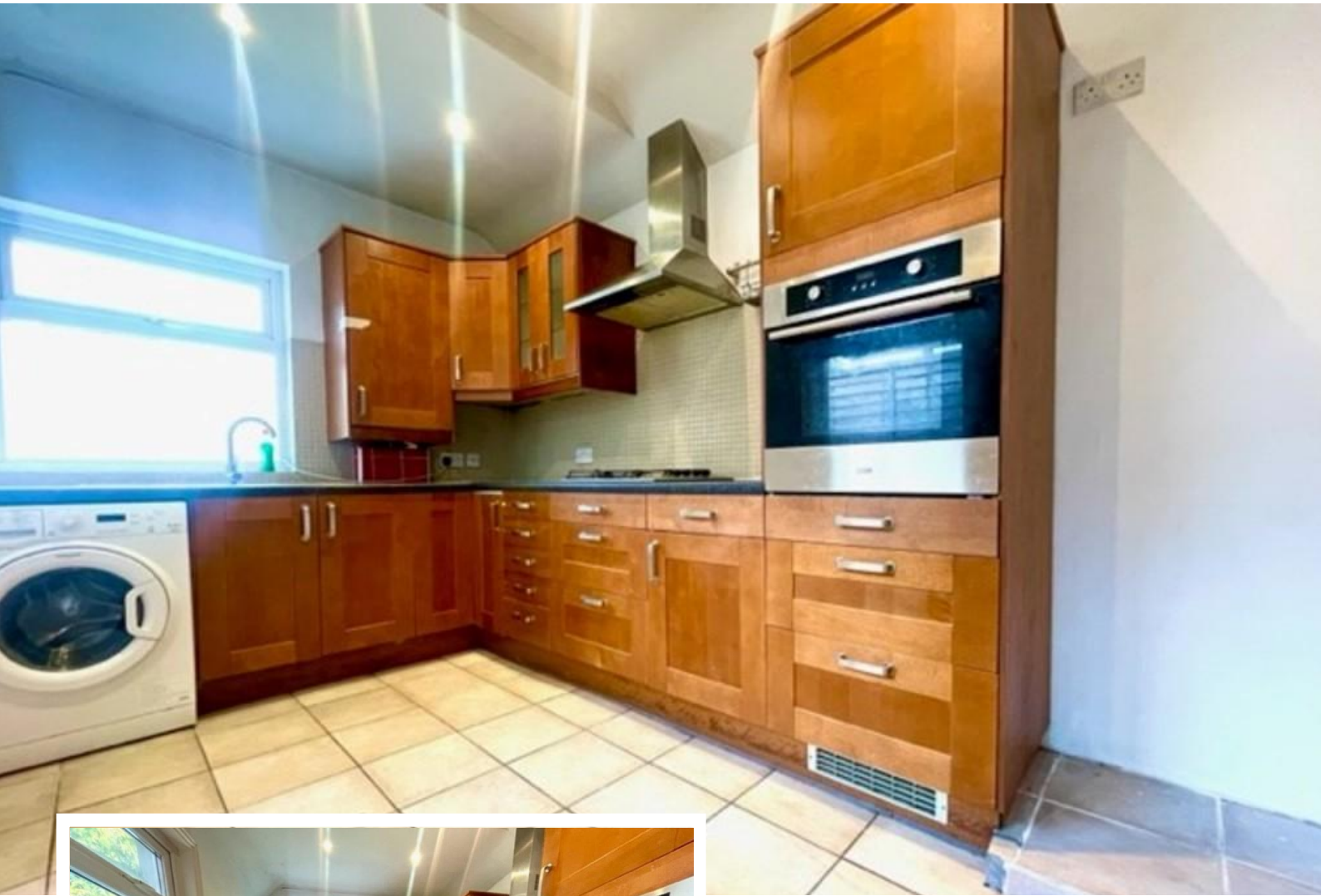
Harrow HA1 1RE

- Two bedroom ground floor maisonette
- Offered for sale in good order throughout
- Gas central heating and some double glazed windows

Asking Price Of **£365,000**

EPC Rating '59'





Property Description

A VERY WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT converted within a period property and located just a short walk from Harrow town centre with its numerous shops, restaurants and Metropolitan Line station. This spacious property still maintains some of its original features such as fireplaces, cornicing and high ceiling. Benefits include gas central heating, double glazed windows, a well fitted kitchen, modern bathroom suite, own rear garden and off street parking to the front. The property is to be sold with a lease of around 100 years and is Chain Free. An internal viewing is strongly recommended.

The accommodation with approximate room sizes is arranged as follows:

Communal front door shared with the first floor flat.

Own front door to---Entrance Hall Wood flooring. Understairs storage cupboard. Radiators.





Lounge 14'11 x 14'10. (4.55m x 4.523m). Double glazed window to front aspect. Radiator. Fireplace with tiled hearth and wood surround. Cornice and central ceiling rose. Wood flooring.

Kitchen 10' x 8'. (3.205m x 2.44m). Well fitted with a modern range of eye and base units with roll top work surfaces to compliment. Single drainer sink unit with mixer taps. Built in oven and hob with canopied extractor hood over. Plumbed for washing machine. Breakfast bar area. Radiator. Double glazed windows to both side and rear aspects. Door to side aspect and garden.

Bedroom I 13'7 x 11'6. (4.14m x 3.51m). Double glazed french doors with surround windows to rear aspect and garden. Radiator. Feature fireplace. Cove ceiling with central cornice. Wood flooring.

Bedroom II 10'6 x 6'5. (3.20m x 1.96m). Double glazed window to rear aspect. Radiator. Wood flooring.

Bathroom Modern suite comprising panelled bath with mixer taps and shower attachment, pedestal wash hand basin with mixer taps and low level W.C. Radiator. Part tiled walls. Double glazed window to side aspect-



General Information

Rear Garden- The property benefits from its own rear garden with fenced perimeter. The garden is mainly laid to lawn with surrounding borders.

Parking Off street parking for one car at the front of the property.

Tenure Leasehold. The vendor informs us that the lease has around 100 years left to run.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements