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London Properties



Orchid Court, High Road, Harrow Weald, Middlesex

London Properties are pleased to offer to the market a beautifully presented purpose-built ground floor two-bedroom, two-bathroom apartment within this well-maintained block close to local transport, supermarkets and schools. The property benefits from gas fired central heating, fully double glazed, en-suite, family bathroom, communal gardens and gated parking for one car. Internal viewings are highly recommended through London Properties by appointment only.

£325,000 Leasehold



Harrow Weald Branch Tel: 020 8861 4615

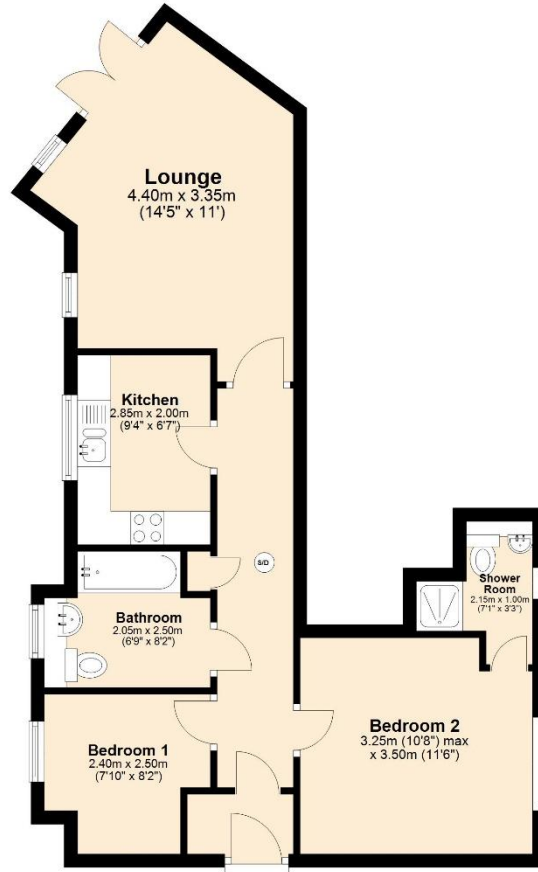
95 High Street, Harrow Weald, Middlesex, HA3 5DL. Fax: 020 8861 3610 Email: info@london-properties.co.uk

www.london-properties.co.uk

Proprietor: Mukesh B. Mehta

Ground Floor

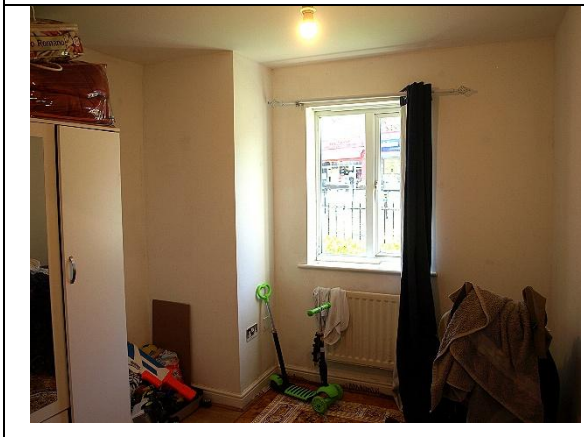
Approx. 54.3 sq. metres (584.6 sq. feet)



Total area: approx. 54.3 sq. metres (584.6 sq. feet)

London Properties on behalf of themselves and for the vendors of these properties whose agents they are, give notice that: (1) These particulars do not constitute a contract or an offer. (2) All statements made in these particulars relating to these properties are made without responsibility on the part of London Properties or the vendor. (3) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. (4) London Properties or any person in their employment has no authority to make or give any warranty or representation what so ever in relation to these properties. (5) The above measurements were taken by a sonic measuring device and cannot be guaranteed to be 100% accurate.

ADDITIONAL PHOTOGRAPHS



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ACCOMMODATION COMPRISES:

	Entrance through communal front door, opening to communal hallway, inner door to entrance hallway & own hardwood door opening to....
ENTRANCE HALL:	Build-in storage cupboard housing fuse box, wall mounted entry phone receiver, radiator, power point and laminated wood flooring.
RECEPTION ROOM:	14' 5" (4m 40cm) x 11' 0" (3m 35cm). Front aspect double glazed windows x 2, television aerial point, power points, radiator x 2, side aspect double glazed French doors opening to terrace & communal gardens.
KITCHEN:	9' 4" (2m 85cm) x 6' 7" (2m 0cm). Front aspect double glazed window, wall & base level units with rolltop worktops, stainless steel sink unit, wall mounted gas central heating boiler, plumbed for washing machine, space for fridge/freezer, power points and laminated wood flooring.
FAMILY BATHROOM:	6' 9" (2m 5cm) x 8' 2" (2m 50cm). Front aspect double glazed frosted window, low level WC, panel enclosed bath, radiator, built-in cupboard, extractor fan, partly tiled walls and tiled flooring
MASTER BEDROOM:	10' 8" (3m 25cm) x 11' 6" (3m 50cm). Rear aspect double glazed window, radiator, built-in wardrobes, power points, laminated wood flooring and door opening to.....
EN-SUITE SHOWER ROOM:	Rear aspect frosted aspect double glazed frosted window, low level WC, Shower cubicle, radiator, built-in cupboard, extractor fan, partly tiled walls and tiled flooring
BEDROOM 2:	7' 10" (2m 40cm) x 8' 2" (2m 50cm). Front aspect double glazed window, radiator, power points and laminated wood flooring.
Exterior:	
GARDENS:	To the front there is a terrace & communal gardens between 2 flats and communal gardens to rear.
PARKING:	Allocated parking to rear via gated entrance.

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GENERAL INFORMATION:

TENURE:	Leasehold
LOCAL AUTHORITY:	Harrow
COUNCIL TAX:	Band - D
FIXTURES & FITTINGS:	All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.
ENERGY PERFORMANCE CERTIFICATE:	Energy Rating C
VIEWINGS:	Through London Properties by appointment only.
AGENTS NOTE:	London Properties have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor.
MAILING LIST:	We at the London Properties Sales Team hope to be in regular contact with you to assist in your search for a suitable property. To keep our records up to date we request that you keep us informed as to the progress of your search so as to avoid any unnecessary inconvenience. Thank you for your assistance in this matter.
DETAILS BY E-MAIL:	We can send full colour sales particulars by e-mail. If you would like to receive details via this medium, please either telephone us with your e-mail address or send an e-mail to the sales team at: info@london-properties.co.uk
FREE VALUATIONS & MARKETING ADVICE:	We at London Properties would like to assist you with the sale of your property? Just contact the sales team and we will be pleased to offer you a free valuation and market appraisal, a service that we provide with obligation. Competitive fees are available for both sole and multiple agency instructions. Please contact the sales team on: 020 8861 4615

**MORTGAGES: We can offer help and advice in arranging your mortgage.
Written quotations are available on request. Please contact this office.**

REMEMBER: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP WITH

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