

# Hide Road

Harrow • • HA1 4SL  
Offers In Excess Of: £375,000



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Private Parking for £5 a year!! This well presented two bedroom, two bathroom apartment offers a great opportunity for a first time buyer, downsizer or investors. It boasts bright and spacious interiors throughout. It also benefits from a Juliette balcony too. With it being situated in the heart of Harrow, it makes for perfect access into central London and all local towns.

Apartment

Two Bedrooms

Two Bathrooms

Fully Modernised

- £175 annual ground rent and £120 service charge per month.

Private Parking

Juliette Balcony

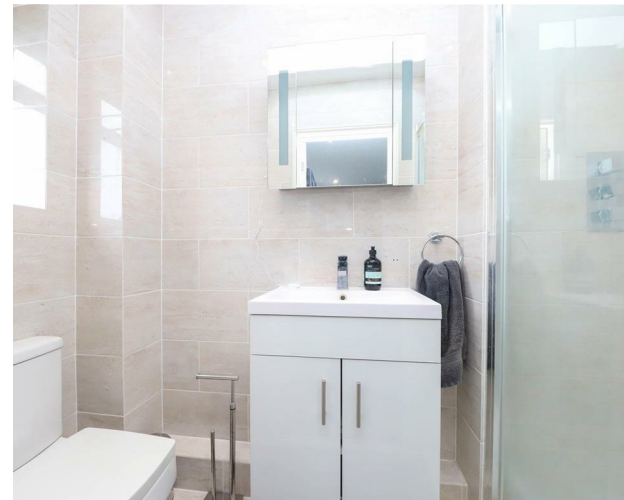
Chain Free

Under Floor Heating

667sq.ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Location**

Hide Road sits next door to Harrow Recreation Ground, with Harrow Town Centre close by as well as Harrow-On-The-Hill and West Harrow train stations. This property is within close proximity of various primary and secondary schools.

### **Description**

The property is located on the first floor. Upon opening the front door you are greeted with a large hallway and the fitted modernised kitchen on the right, benefitting with a window. To the right of this sits the large master bedroom which benefits from an en-suite with under floor heating in. The apartment also houses a large 16ft living/dining room as well as a Juliette balcony. Opposite the living room sits the second bedroom which is currently being used as an office. In the main hallway is the main family sized bathroom which also has underfloor heating within. Throughout the home there is also large storage spaces too.

### **Outside**

There is a Juliette Balcony in the living room. To the outside of the property are private parking spaces.



### Schools:

Vaughan Primary School (0.3 miles)  
Norbury School (0.4 miles)  
The Jubilee Academy (0.5 miles)



### Train:

West Harrow Station (0.3 miles)  
Harrow-on-the-Hill Station (0.5 miles)  
North Harrow Station (0.6 miles)



### Car:

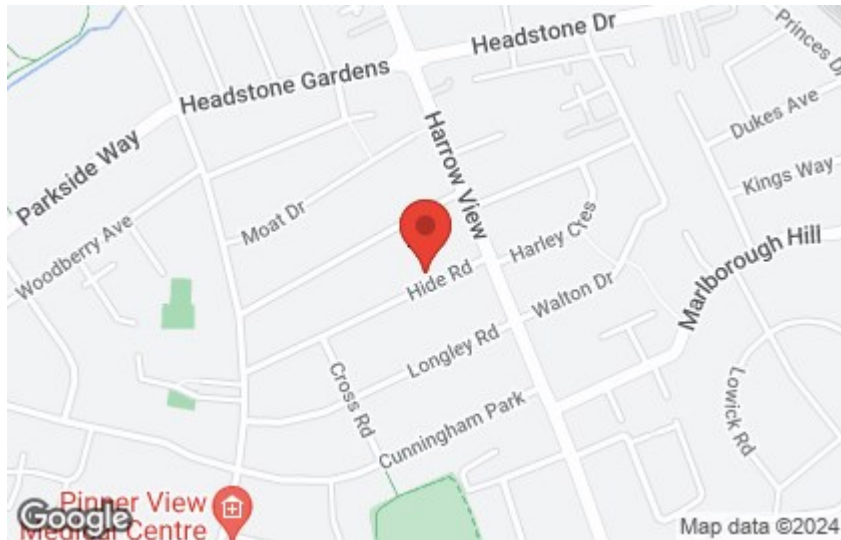
M4, A40, M25, M40



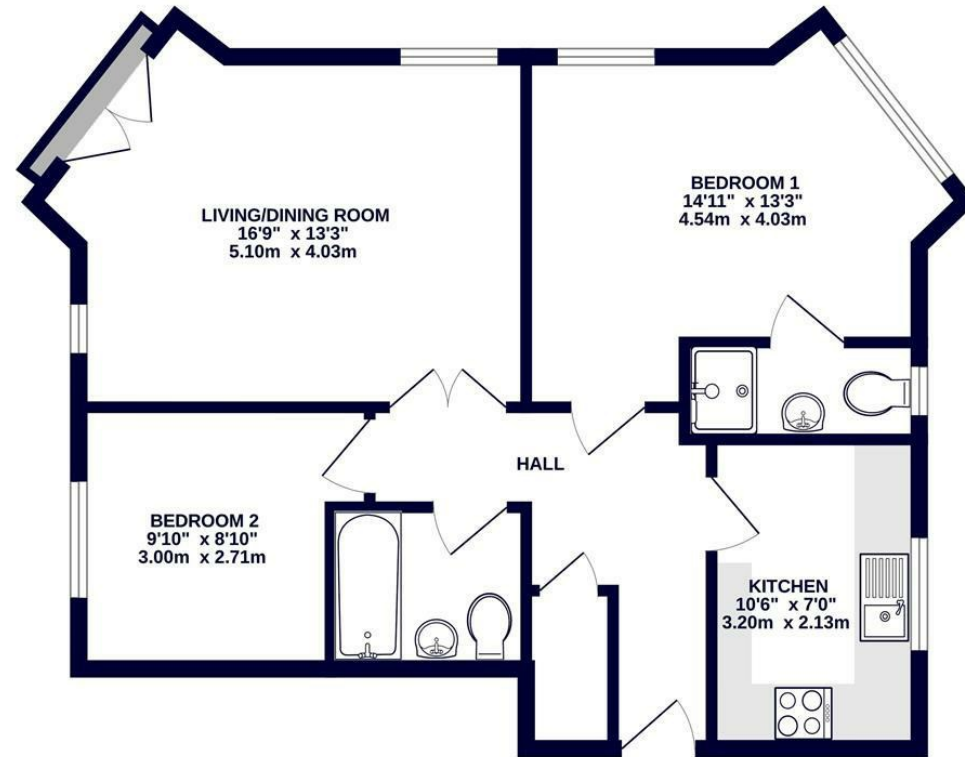
### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



## 1ST FLOOR 667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	80	80
Below average energy efficiency - higher running costs	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

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.