

# East Croft House, Northolt Road

Harrow • • HA2 0ER

Asking Price: £325,000



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# East Croft House, Northolt

**Harrow • • HA2 0ER**

This spacious first floor, two bedroom apartment is located in the heart of Harrow. The property is within very convenient access to a selection of transport links with tube and bus services to Central London, Harrow on the Hill and Heathrow, as well as a selection of local shops and amenities including a Waitrose supermarket.

First Floor Flat

No Upper Chain

Two Double Bedrooms

Family Bathroom

Generous Reception Room

Modern Open-Plan Kitchen

Long Lease Length

Walking Distance to South Harrow Station

Lift Access

Approx Area: 833 sq 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.







### Description

A spacious two bedroom apartment situated in a modern block in Harrow. The property is entered via a communal ground floor entrance with secure entry system, a large lobby area with seating and individual post boxes for each apartment. There are stairs and lift access to the first floor. On entering the accommodation there is a welcoming entrance hall with doors leading to all rooms, including two useful double storage cupboards.

The open plan living and kitchen area is bright and spacious. The kitchen benefits from eye and base level units, including integrated appliances and space in the living area for a dining room table and chairs. There are two double bedrooms that enjoy views from the floor to ceiling windows. Completing the property is a main bathroom with a three piece suite accessed from the hall.

### Location

East Croft House is conveniently situated close to an array of amenities including Waitrose superstore and the shopping and transport facilities at South Harrow including the Piccadilly line station which is approximately 200 meters away.

There are a number of bus routes towards Harrow on the Hill, Northolt, Wembley and Rayners Lane. Harrow On The Hill shopping centre and Metropolitan Line station is a short drive or bus journey away. Education is also well catered for with the world renowned Harrow School, Orley Farm Preparatory School, John Lyon and St Dominic's Sixth Form College all located nearby.





### Schools:

Roxeth Primary School 0.3 miles  
Whitmore High School 0.4 miles  
The John Lyon School 0.4 miles



### Train:

South Harrow Station 0.2 miles  
Northolt Park Station 0.8 miles  
West Harrow Station 0.9 miles



### Car:

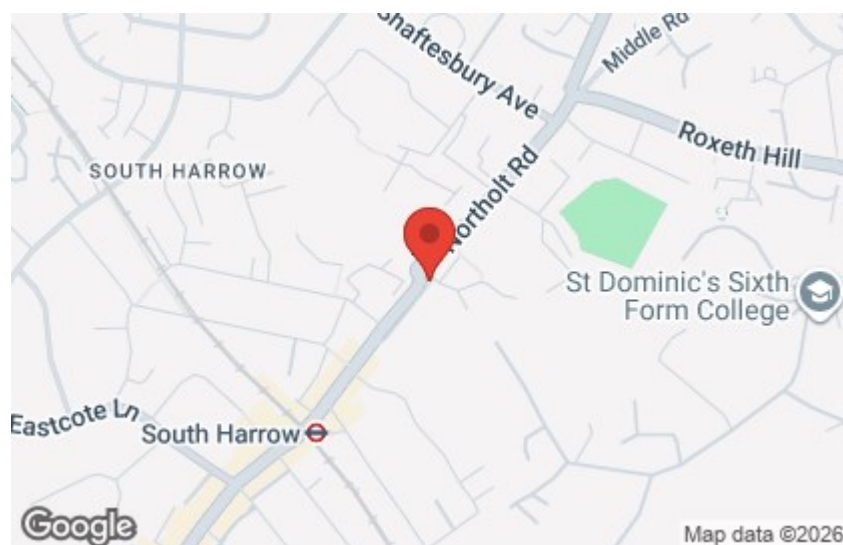
M4, A40, M25, M40



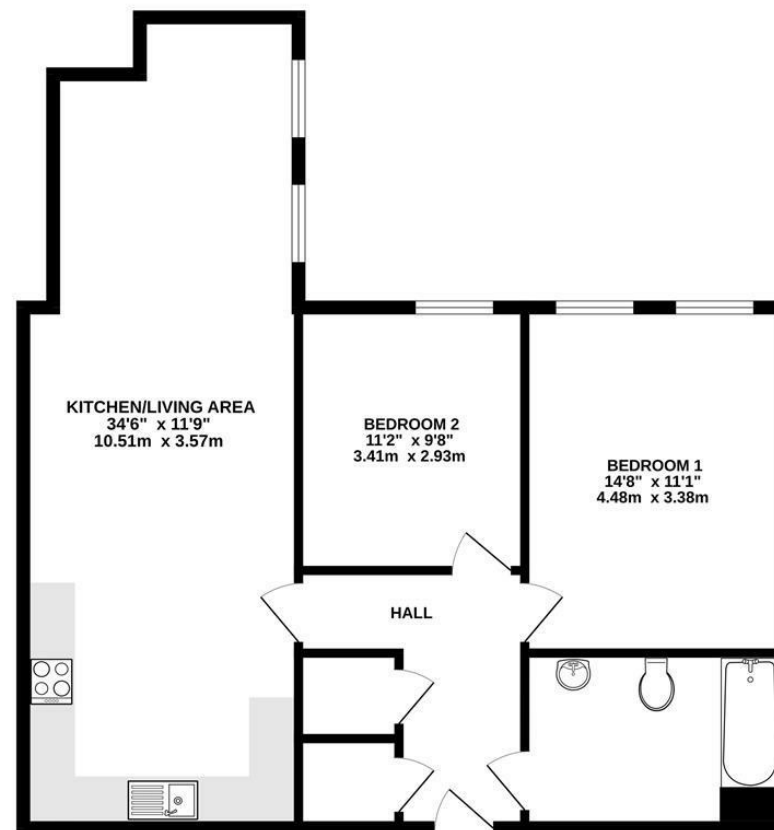
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



1ST FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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 misstatement. 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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0208 017 6000

18 Bridge Street, Pinner,  
Middlesex, HA5 3JF

pinner@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A++ (1-10)		
A+ (11-15)		
A (16-20)		
B (21-25)		
C (26-30)		
D (31-35)		
E (36-40)		
F (41-45)		
G (46-50)		
Not energy efficient - higher running costs		
England & Wales		
EU 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.