

# 86 Northolt Road

Harrow • Middlesex • HA2 0ES

Asking Price: £325,000



coopers  
est 1986

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This spacious chain free 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. Briefly comprising of two double bedrooms, a dedicated private allocated parking spot which specifically belongs for the property, gas central heating throughout, a lift within the building, long lease, ample storage and is immaculately presented.

Chain Free

First floor apartment

Two bedrooms

Immaculately presented

Long lease

Close to shops and amenities

Walk-able to local tube stations

Communal grounds

Secure entry phone system

Viewing recommended

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.





#### Directions

From our Ruislip Manor office turn left and continue to the end of the high street, taking the first exit into Chelston Road. Continue straight into Southbourne Gardens and turn right at the end of the road onto Field End Road. Follow the road down to the roundabout and take the first exit into Eastcote Lane. At the mini roundabout continue straight on Eastcote Lane and at the traffic lights continue straight ahead. At the next roundabout take the third exit to continue on Eastcote Lane and follow the road round to the next roundabout taking the first exit left onto Northolt Road. Continue straight ahead over the next roundabout and the apartment is located shortly after on the left.

#### Situation

East Croft House is conveniently situated close to an array of amenities including Waitrose superstore, plus 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.

#### Description

A spacious two bedroom apartment situated in a modern block in South 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 a lift to the upper floors, including this apartment located on 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 is a double bedrooms that enjoys views from the floor to ceiling windows, The second is a good size again with a floor to ceiling window, and could even become a home office. Completing the property is a main bathroom with a three piece suite accessed from the hall. Further features include double glazing, gas central heating and allocated parking.

#### Outside

This property benefits from allocated parking with views of your space and communal grounds that can be enjoyed on those long summer months.



**Schools:**

Welldon Park Primary School 0.5 miles  
Hillview Nursery School 0.4 miles  
Roxeth Mead School 0.3 miles



**Train:**

South Harrow 0.2 miles  
Northolt Park 0.8 miles  
Harrow on the Hill 1.0 miles



**Car:**

M4, A40, M25, M40



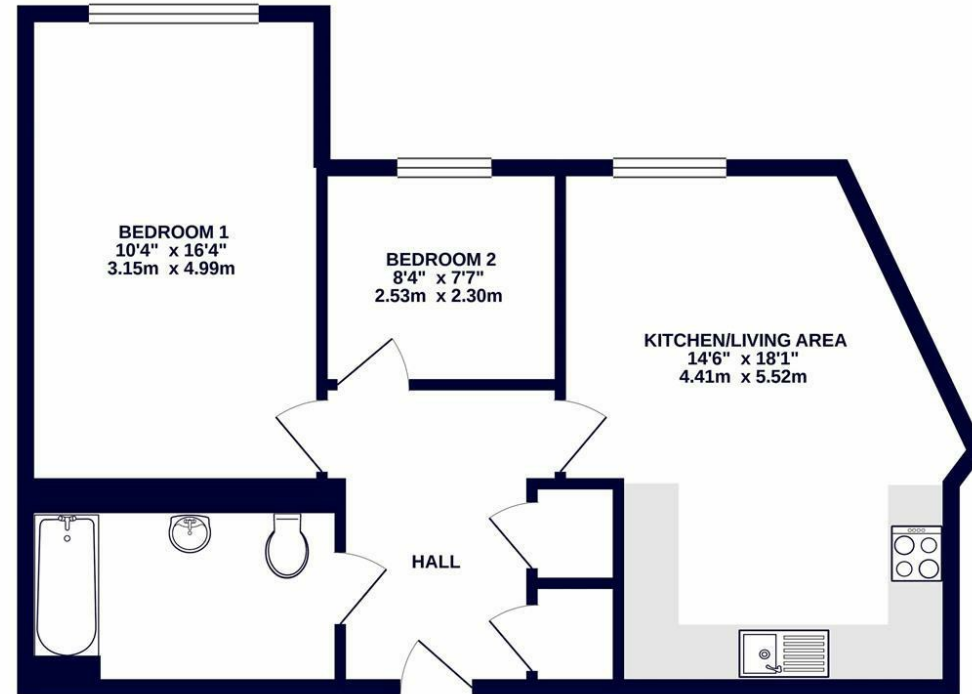
**Council Tax Band:**

D

(Distances are straight line measurements from centre of postcode)



**GROUND FLOOR**  
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.1 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	Potential
Very energy efficient - lower running costs	
Very good (A)	
Good (B)	
Good (C)	
Good (D)	
Good (E)	
Good (F)	
Good (G)	
Not energy efficient - higher running costs	
81	82
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.