

Northolt Road

Harrow • Middlesex • HA2 0ER
Offers In Excess Of: £300,000



coopers
est 1986

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This spacious second 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, private balcony, long lease, ample storage and is immaculately presented.

This property is currently rented out.

Two double bedrooms

Apartment

Long lease

Private balcony

Close to shops and amenities

Great rental opportunity

Walk able to local transport

Nearby highly regarded schools

Immaculately presented

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.





Direction

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

The nicely-presented and well-proportioned accommodation briefly comprises; secure communal entrance, lift and stairs, entrance hall with large storage cupboard and combination boiler, bathroom/W.C. with white three-piece suite, master bedroom with full-length feature window, space for double bed and ample space for wardrobes, bedroom two with space for double bed and wardrobe, a large reception room incorporating a defined kitchen area with attractive high-gloss units and white goods, living area with high-speed broadband connection and French doors leading to private balcony as well as a dining area with plenty of space for a family sized table and chairs, ideal for hosting friends and relatives. Externally there is a private balcony, communal garden area and roof terrace. The property also boasts UPVC double glazing throughout, gas fired central heating, a good energy performance rating and a long lease. There is also further storage cupboard area's located where the boiler and washing machine are situated. Viewing comes highly recommended.

Outside

This property benefits from communal grounds, roof terrace and a private balcony.



Schools:

St Dominic's Sixth Form College (0.59 miles)
 Roxeth Primary School (0.5 miles)
 Whitmore High School (0.7 miles)



Train:

South Harrow (0.20 miles)
 Northolt Park (0.84 miles)
 Harrow on the hill (0.95 miles)



Car:

M4, A40, M25, M40



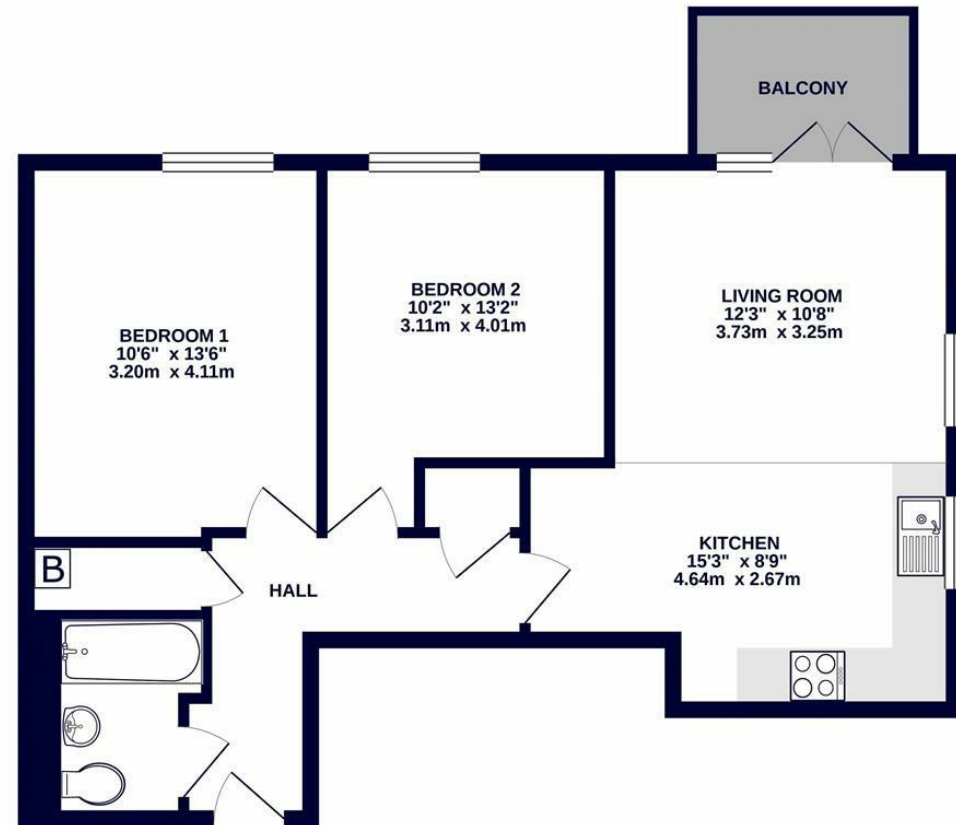
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



2ND FLOOR
 640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 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		
Very energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
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.