



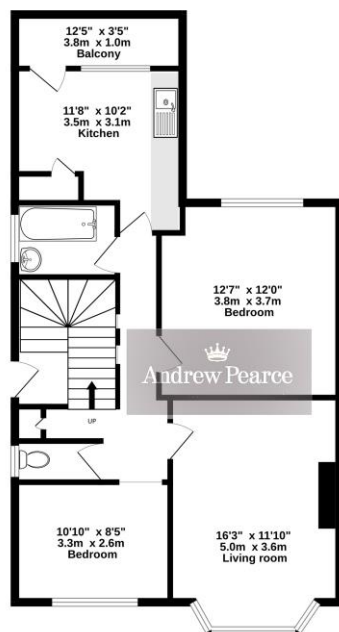
  
**Andrew Pearce**  
PINNER

BEEHCROFT AVENUE HARROW , HA2 7JG

£329,950



FIRST FLOOR  
787 sq ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq ft. (73.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Blueprints (2022)

**A purpose built two bedroom first floor maisonette occupying a prime position within Harrow Garden Village, just a short stroll from Rayners Lane Metropolitan / Piccadilly line station. Chain free sale. New 150 year lease**

The accommodation comprises: Private ground floor entrance with staircase to the first floor hallway, leading through to a spacious front aspect living room. Further of the hallway to the rear is the good size kitchen, a rear aspect double bedroom and a second bedroom to the front. Completing the interior layout is the bathroom shower room and separate W.C.

There is access to the private loft via the hatch on the landing.

Outside, the property enjoys the benefit of a private section of garden to the rear.

The property requires general modernisation throughout and is offered for sale Chain free. Please note all personal effects shown in the images will be removed.

**New 150 year lease  
Nil ground rent  
No service charge**







