

# DAVID CHARLES

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## BUTLER AVENUE, WEST HARROW, HA1 4EJ



**PRICE.... £264,950..LEASEHOLD**

This well presented one bedroom first floor conversion flat (299 sq.ft/27.8 sq.m) is located on this tree lined avenue within easy walking distance to both West Harrow and Harrow on the Tube and Overground Train Stations. The accommodation comprises of a communal entrance access by entry phone system leading communal entrance hall and stairs to the first floor, own front door leading to an open plan 16'8ft living/kitchen, 10'9ft double bedroom with fitted wardrobes and modern fitted bathroom/WC. Outside there is a well keep communal garden which is mainly laid to lawn with a paved patio. The property benefits from a 118 year unexpired lease, from being sold chain free and being an ideal first time buy or rental investment.

**020 8866 0222**







#### **LEASE**

118 Years Unexpired

**SERVICE CHARGE** - £86 pa

**GROUND RENT** - £100 pa

#### **COUNCIL TAX**

London Borough of Harrow Council - Band B - £1,863.45

#### **LOCAL SCHOOLS**

Vaughan Primary School - 0.4 Miles

St Anselm's Catholic Primary School - 0.4 Miles

Norbury Primary School - 0.44 Miles

Whitmore High School - 0.5 Miles

#### **LOCAL TRANSPORT**

West Harrow Metropolitan Line Station - 0.4 Miles

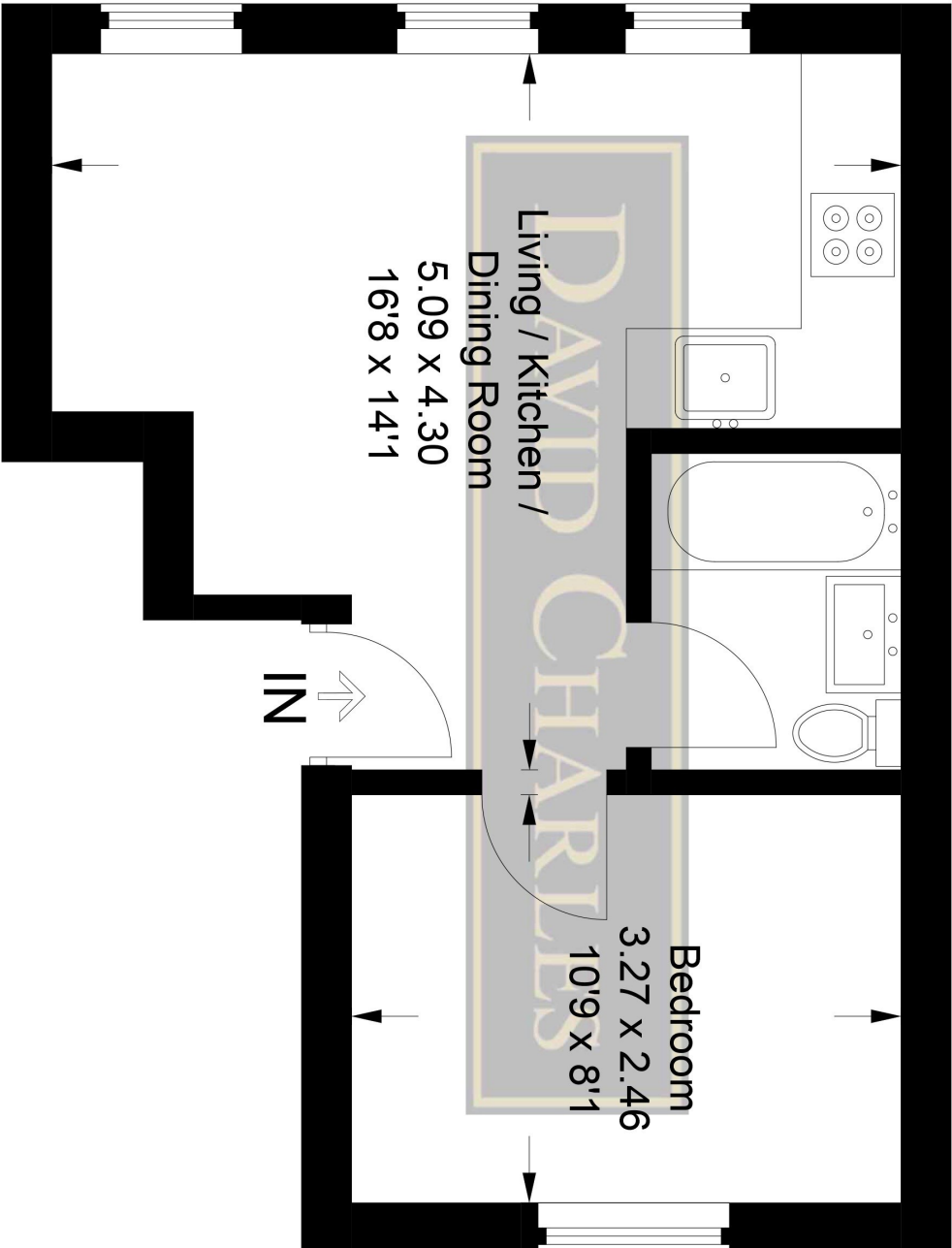
Harrow-on-the-Hill (Metropolitan Line/Chiltern Main Line) - 0.4 Miles



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	78 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Butler Avenue

Approximate Gross Internal Area  
27.8 sq m / 299 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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***For appointments to view please call David Charles 020 8866 0222***

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*