



Connells

Sandringham Crescent
Harrow



Property Description

****SHARE OF FREEHOLD**** GUIDE PRICE
£405,000 - £410,000 **** CHAIN FREE ****

Connells are pleased to offer to the market this two bedroom ground floor flat situated on this popular tree-lined Crescent,

The accommodation comprises of a spacious reception room, fitted kitchen, rear garden and shared driveway providing off street parking.

The property is situated in the heart of South Harrow, close to all local amenities including the tube, shops and restaurants.

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended.

Reception

18' 11" x 10' 4" (5.77m x 3.15m)

Kitchen

4' 4" x 5' 6" (1.32m x 1.68m)

Bedroom One

10' 4" x 15' 6" (3.15m x 4.72m)

Bathroom











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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182 Station Road
HARROW HA1 2RH

EPC Rating: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/HRW310038](https://www.connells.co.uk/Property/HRW310038)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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