



Connells

Marlborough Hill
Harrow



Property Description

Connells are delighted to offer to the market this spacious two double bedroom, ground floor maisonette located in Central Harrow.

The accommodation has a total floor area of 56 square metres and briefly comprises; a welcoming entrance hallway with doors leading to all rooms. The reception room is a generous size and gives direct access to a private rear garden. Two good sized double bedrooms. The family bathroom has been thoughtfully arranged with hand basin, toilet and bathtub and completing the flat is a large kitchen, laid out with a range of eye and bases level units and appliances. It comes with its own separate garage at the back.

The property is situated a short walk from Harrow & Wealdstone Station, as well as Harrow on the Hill being close by, providing an array of shops, amenities and transport links. There are also a good selection of bus links close by. The property would make a perfect first home for first time buyers, and is a great investment opportunity due to location.

Viewings are highly recommended.

Entrance Hall

Lounge

10' 9" x 16' 4" (3.28m x 4.98m)

Kitchen

8' 6" x 10' 9" (2.59m x 3.28m)

Bedroom One

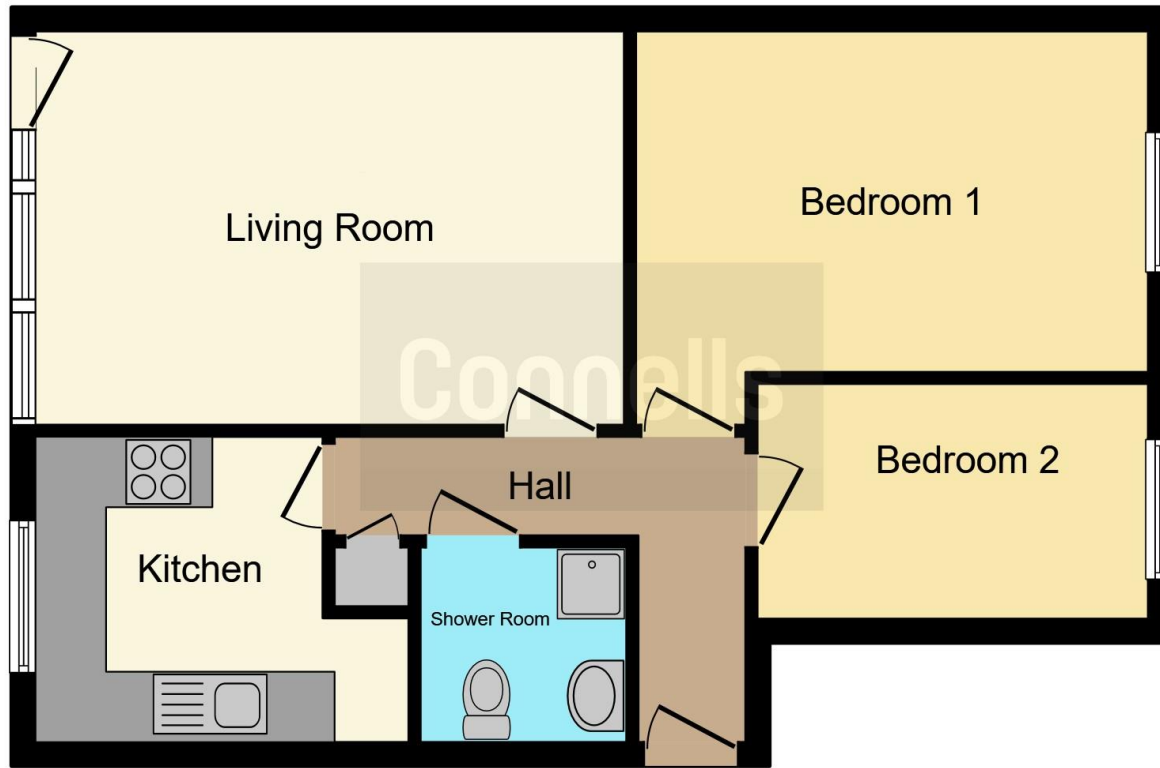
9' 8" x 14' 1" (2.95m x 4.29m)

Bedroom Two

11' 4" x 6' 7" (3.45m x 2.01m)

Bathroom





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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 HARROW HA1 2RH

EPC Rating: D

view this property online connells.co.uk/Property/HRW310790

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.



Tenure: Leasehold



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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