



Connells

Watson House Elmgrove Road
Harrow



Property Description

Connells are pleased to offer to the market this two bedroom ground floor flat.

The property briefly comprises of a spacious entrance hall with two large useful storage cupboards, bright & airy Lounge/Dining Room with access to a private outside terrace, modern fitted Kitchen, two generous size double bedrooms both with built in wardrobes and a family Bathroom.

Conveniently located a stone's throw away from Harrow town centre with its two shopping centres, featuring restaurants, Cinema and Gym. Also a large Tesco supermarket and several Primary Schools rated as "Outstanding" by ofsted and good transport links such as Harrow On The Hill Station on the Metropolitan Line and Chiltern railway and Harrow & Wealdstone Station on the Bakerloo & Overground Lines offering fast train services to Baker Street and Euston Station.

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

Viewings are highly recommended.

Entrance Hallway

Living Room

11' 4" x 13' 3" (3.45m x 4.04m)

Kitchen

8' x 9' (2.44m x 2.74m)

Bedroom One

7' 3" x 16' 4" (2.21m x 4.98m)

Bathroom

Bedroom Two

7' 3" x 16' 4" (2.21m x 4.98m)





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: C

view this property online connells.co.uk/Property/HRW310888

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2007. Should you require 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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