



**Connells**

Hindes Road  
HARROW



Hindes Road  
HARROW HA1 1SL

for sale offers in excess of  
**£315,000**



### Property Description

Connells are pleased to offer to the market this one bedroom duplex flat in a sought after location.

The property is well presented throughout and briefly consists of a spacious reception room, bedroom, kitchen, bathroom as well as as a private rear garden.

The property is located in central Harrow in close proximity to Harrow on the Hill tube station on the Metropolitan line and Chiltern line, shopping facilities, a Vue cinema, restaurants and eateries.

This would made an ideal property for first time buyers or inivestors.

Viewings are highly recommended.

### Entrance Porch

Double glazed door to the front, stairs

### Lounge/Kitchen

Open plan lounge and kitchen, extractor fan, electric hob, oven, sink, double glazed bay window to the front,

### Landing

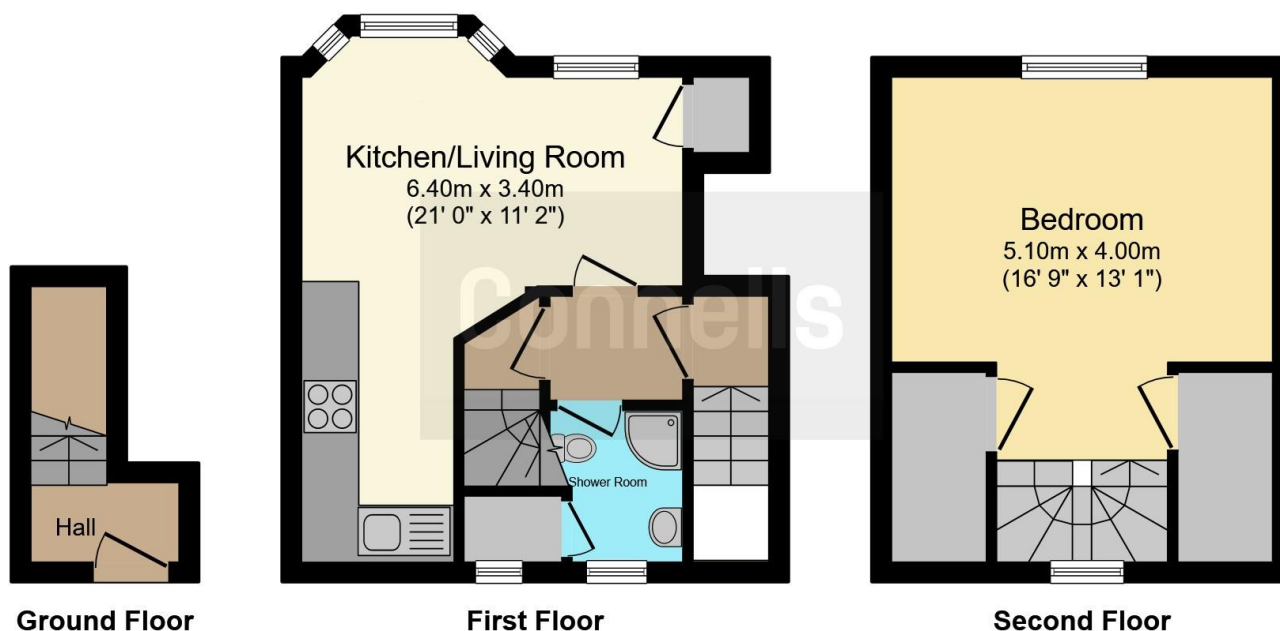
Stairs to the bedroom

### Bedroom

Double glazed window to front and rear, 2 x storage cupboards

### 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
HARROW HA1 2RH

**EPC Rating: C**

**view this property online [connells.co.uk/Property/HRW311102](http://connells.co.uk/Property/HRW311102)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2014. 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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Property Ref: HRW311102 - 0005