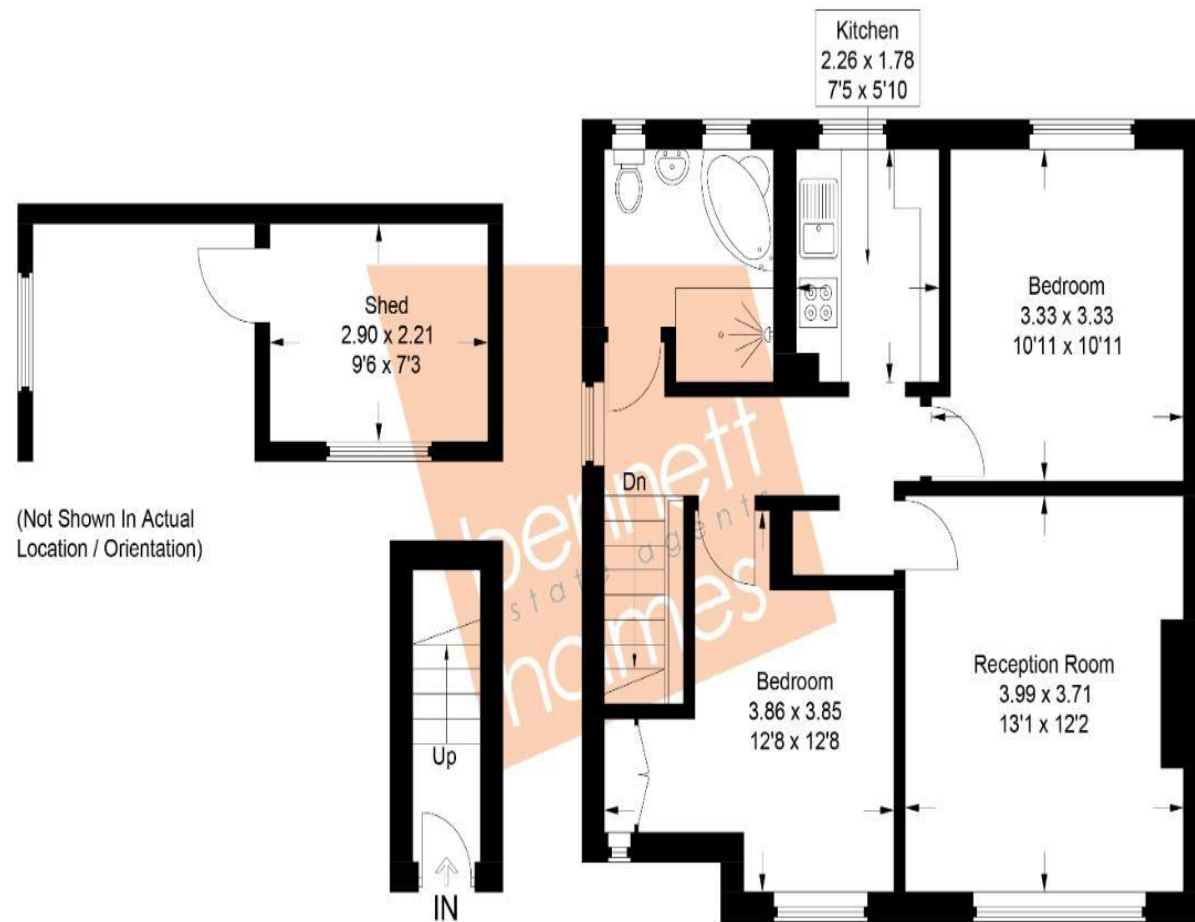


Alexandra Close South Harrow HA2 8QA

Price Guide: £320,000

Approximate Gross Internal Area
Ground Floor = 2.8 sq m / 30 sq ft
First Floor = 56.6 sq m / 609 sq ft
Shed = 6.4 sq m / 69 sq ft
Total = 65.8 sq m / 708 sq ft



Ground Floor First Floor

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.

Leasehold 157 years remaining.
189 years from 1992
Service charge - £423 PA/ £36 PCM
Peppercorn ground rent
London Borough of Harrow
Council tax band C - £2,032.28
EPC =D

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this two double bedroom first floor purpose built maisonette. The property is convenient for South Harrow and Rayners Lane's shopping and transport facilities, local schools and Alexandra Park. Other benefits include 157 years remaining on the lease, double glazed windows, gas central heating, own rear garden and no upper chain.



- PURPOSE BUILT MAISONETTE
- TWO DOUBLE BEDROOMS
- FIRST FLOOR
- £36 PCM SERVICE CHARGE
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- OWN REAR GARDEN
- 157 YEARS REMAINING ON THE LEASE
- NO UPPER CHAIN

**Alexandra Close
South Harrow
HA2 8QA**

Price Guide: £320,000



Accommodation

The accommodation briefly comprises own front door with stairs to the first floor landing with doors to all rooms; bathroom, lounge, kitchen and two double bedrooms. The bathroom comprises a WC, hand wash basin bath and walk in shower with tiled walls and tiled flooring. The kitchen comprises wall and base level units, sink and drainer, a gas cooker point and there is plumbing for a washing machine.

Outside the property there is a small section of front garden as well as a rear garden measuring approximately 30' which is part lawned and part patio with a barbeque area and a large timber storage shed.

