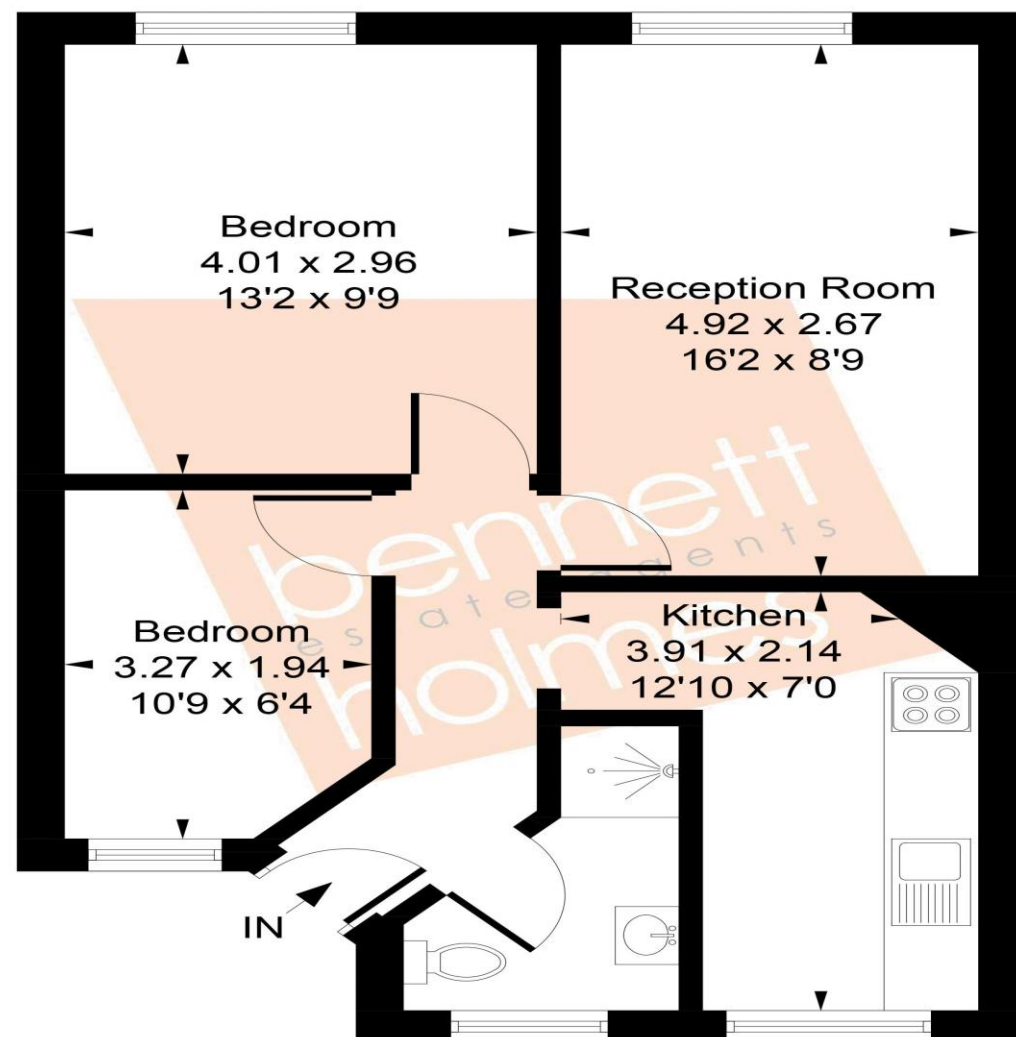


Station Parade, Northolt Road, South Harrow, Middlesex

Approximate Gross Internal Area
49.28 sq m / 530 sq ft



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
© Vizion Property Marketing Produced for Bennett Holmes Estate Agents.

Leasehold 189 years from Dec 1982 146 years remaining
Service Charge: £130 per month
Ground Rent: £75 per annum
Borough of Harrow
Council Tax Band C
Council Tax £2,130 per annum
EPC =E

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.

Northolt Road Harrow HA2 8HB

Price Guide: £245,000



Bennett Holmes are pleased to offer this two double bedroom second floor purpose built flat located above shops. The property is convenient for South Harrow shopping and transport facilities, local schools and Alexandra Park as well as Northolt Parks train station. Other benefits include 146 years remaining on the lease, double glazed windows, gas central heating, modern fitted kitchen and the property is offered in good decorative order throughout. Ideal First time buy or investment purchase with expected rental income of £1,500 /£1,550 per calendar month. There is the added advantage of NO UPPER CHAIN.



- TWO DOUBLE BEDROOM
- PURPOSE BUILT SECOND FLOOR FLAT
- LOCATED ABOVE SHOPS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- MODERN FITTED KITCHEN
- LONG LEASE 146 YEARS REMAINING
- NO UPPER CHAIN

**Northolt Road
Harrow
HA2 8HB**

Price Guide: £245,000



Accommodation

Accessed via a front communal entrance with stairs leading to the second floor, there is a rear balcony/walkway to the flat that is located above a Chemist's. Own front door leads to the entrance hall with an entry phone system and doors to all rooms. There is a front aspect lounge with electric fire and a modern fitted kitchen which comprises a range of base and eye level units, stainless steel single drainer sink unit, a built in electric oven and hob, plumbing for a washing machine, space for a fridge freezer and a wall mounted boiler. There are two double bedrooms with fitted wardrobes in the main bedroom. There is a modern shower room which includes a shower cubicle, wash hand basin and low level w.c.

