



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

**Apsley Close**

Harrow HA2 6AP

- Two bedroom
- Second Floor
- Long Lease
- Excellent condition

**Asking Price Of £325,000**

EPC Rating '68'





## Property Description

A well presented TWO DOUBLE BEDROOM apartment located on the second floor of this purpose built block within easy reach of North Harrow Station (Metropolitan line) as well as local amenities and schools.

The property is accessed by a communal entrance serving only two other apartments and comprises; a good sized kitchen with a breakfast bar fitted with appliances including a gas hob, oven, washing machine and dishwasher, a spacious reception room with floor to ceiling windows allowing plenty of natural light, two double bedrooms, both with fitted storage space and a family bathroom with a bath and overhead shower that has been tiled floor to ceiling.

We have been advised that the lease has in excess of 180 years remaining.





## SCHOOLS WITHIN 1 MILE

Vaughan Primary School - Ofsted 'Outstanding'  
Pinner Park Primary School - Ofsted 'Outstanding'  
Nower Hill High School - Ofsted 'Outstanding'  
Whitmore School - Ofsted 'Outstanding'  
Malborough Primary School - Ofsted 'Good'  
Norbury Primary - Ofsted 'Good'





APPROX. GROSS INTERNAL FLOOR AREA: 682 SQ FT/ 63 SQM

**PROPERTY PHOTO PLANS** .CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements