



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Graham Road

Harrow HA3 5RF

- Two double bedroom
- Own front door
- Private section of rear garden
- Well presented

Asking Price Of £325,000

EPC Rating '59'





Property Description

A well presented TWO DOUBLE BEDROOM first floor apartment with it's own front door and direct access to a private section of garden located within 0.4 miles from Harrow and Wealdstone Station (Bakerloo line and overground with fast trains to Euston from 13 minutes) and the amenities of the High Street. The property is benefitting from gas central heating and double glazed windows. Offered to the market chain free.

The property comprises; a spacious reception room featuring the original fireplace, a large master bedroom, a good sized second double bedroom, a shower room fully tiled floor to ceiling and a separate galley kitchen fitted with appliances including a fridge/freezer, washing machine, gas hob and electric oven.



Schools within 1 mile

Salvatorian College - Ofsted 'Good'
Sacred Heart Language College - Ofsted 'Good'
Whitefriars School - Ofsted 'Outstanding'
Weald Rise - Ofsted 'Good'
Belmont - Ofsted 'Outstanding'
Helix Education Centre - Ofsted 'Good'
Marlborough Primary School - Ofsted 'Good'
Hujjat Primary School - Ofsted 'Good'
Kingsley High School - Ofsted 'Outstanding'
Cedars Manor - Ofsted 'Good'

Please note 'Ofsted' ratings are subject to change

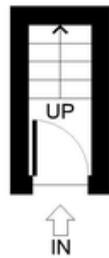
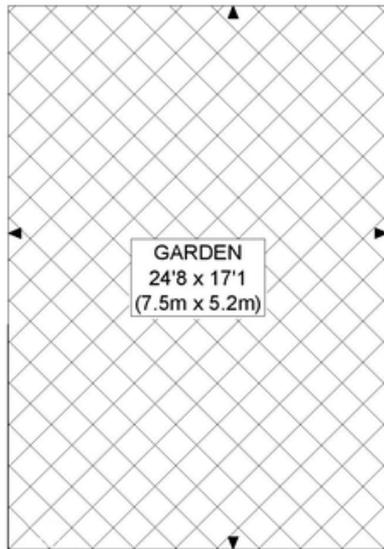


Local transport

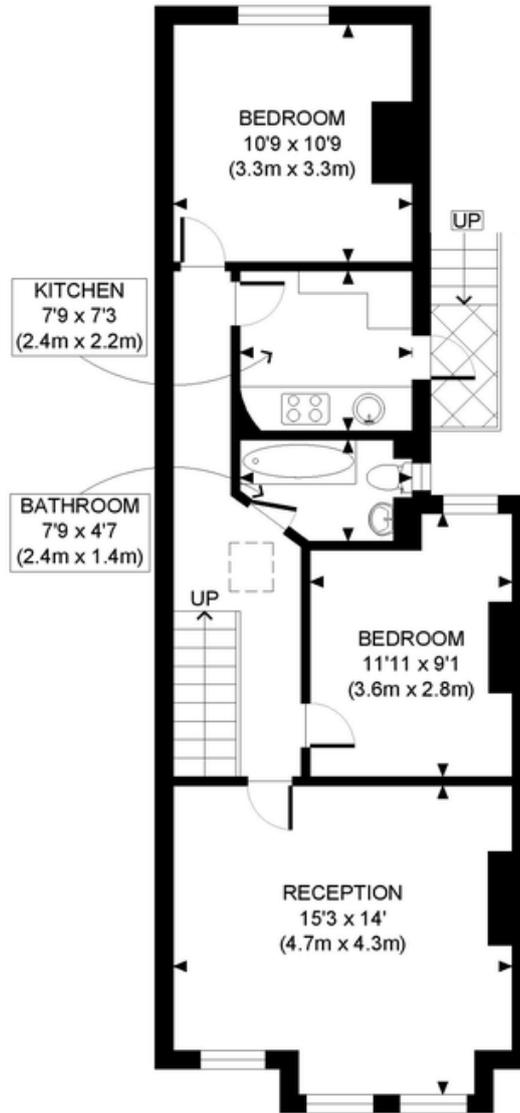
Harrow and Wealdstone Station - Bakerloo Line and
Overground with fast trains to Euston from 13 minutes -
0.4m
Headstone Lane Station - Overground - 0.9m
Harrow on the Hill Station - Metropolitan line and
Overground - 1.2m

140 (N140) Bus Route to Hayes
182 Bus Route to Brent Cross
258 Bus Route to Watford/South Harrow
340 Bus Route to Edgware/Harrow
N18 Bus Route to Trafalgar Square





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 19 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 625 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 644 SQ FT/ 60 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		77 C
55-68	D	59 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 are 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