



HINTON
residential

SALES, LETTINGS & MANAGEMENT

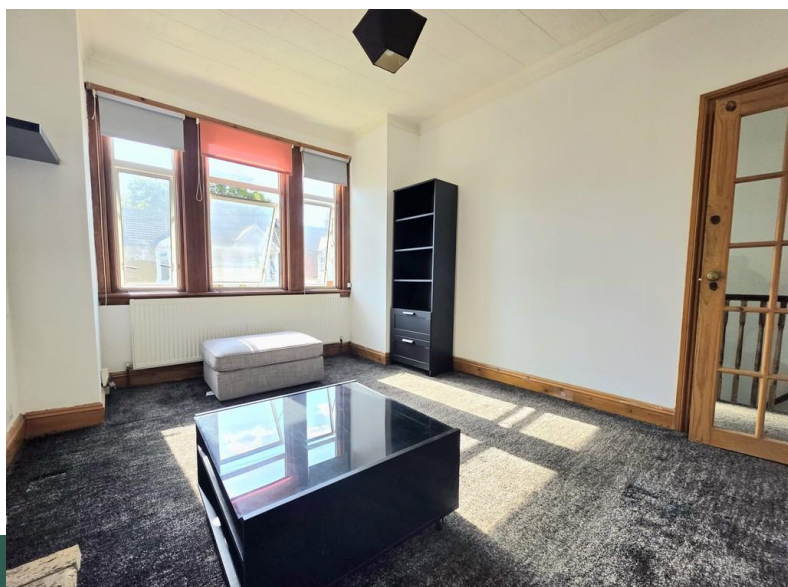
Stirling Road

Harrow HA3 7NB

- One bedroom
- First floor
- Long lease
- Loft space

Asking Price Of **£225,000**

EPC Rating '65'





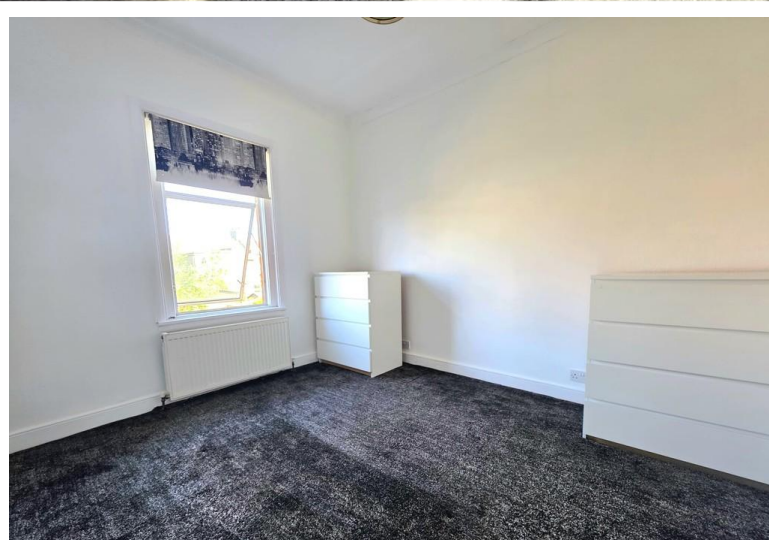
Property Description

A well presented ONE BEDROOM FIRST FLOOR APARTMENT with access via it's own front door located on this residential road just moments from the amenities of the High Street and Harrow and Wealdstone Station (Bakerloo line and the Overground including fast trains to Euston from 13 minutes). The property benefits from having a long lease (in excess of 900 years), access to the loft for storage, being recently redecorated and gas central heating. CHAIN FREE

This property comprises; a good size landing, a spacious West facing reception room, a large double bedroom with ample space for wardrobes, a separate kitchen with space for appliances including a hob, double oven, fridge/freezer and washing machine and a bathroom tiled floor to ceiling with bath, basin and W.C.

Trains:

Harrow and Wealdstone Station - Bakerloo line and Overground including fast trains to Euston from 13 minutes
Harrow on the Hill - Metropolitan line and National Rail service to Marylebone





Bus routes:

186 from Locket Road
140 from the High Street
182 from the High Street
258 from the High Street
340 from the High Street
N18 from the High Street
N140 from the High Street

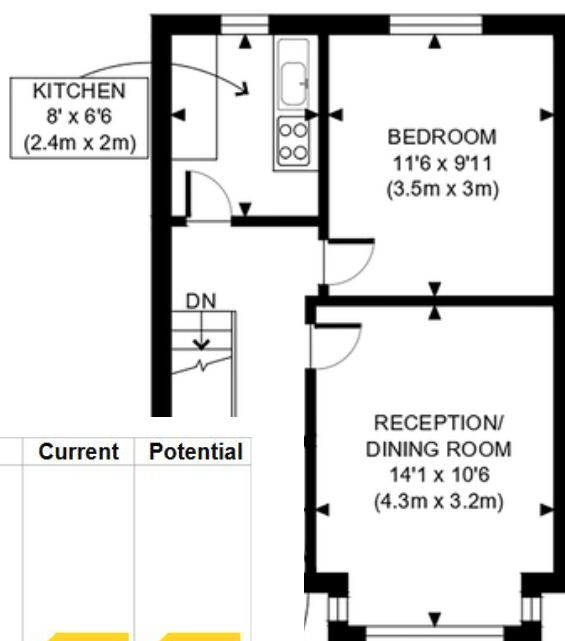
The property is just 0.1m from the High Street where occupiers will find Asda, Wenzels bakery, various fruit and veg shops, coffee shops and a butchers amongst other local amenities. There are large supermarkets located less than 1 mile from the property including a Waitrose, Tesco and Lidl.



DISCLAIMER

Please note, it has been highlighted to us that there has been Japanese Knotweed located at the rear of the neighbouring garden, treatment has commenced and there is a guarantee available via S.E Environmental. We have the schedule of works to supply to any lender that may require this.

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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Hinton Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Hinton Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		

APPROX. GROSS INTERNAL FLOOR AREA: 427 SQ FT/ 40 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.