



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

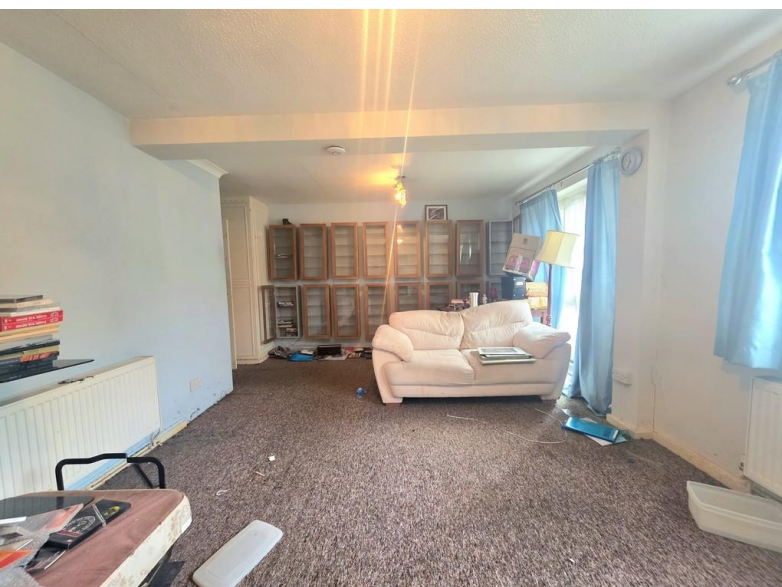
**College Avenue**

Harrow HA3 6HP

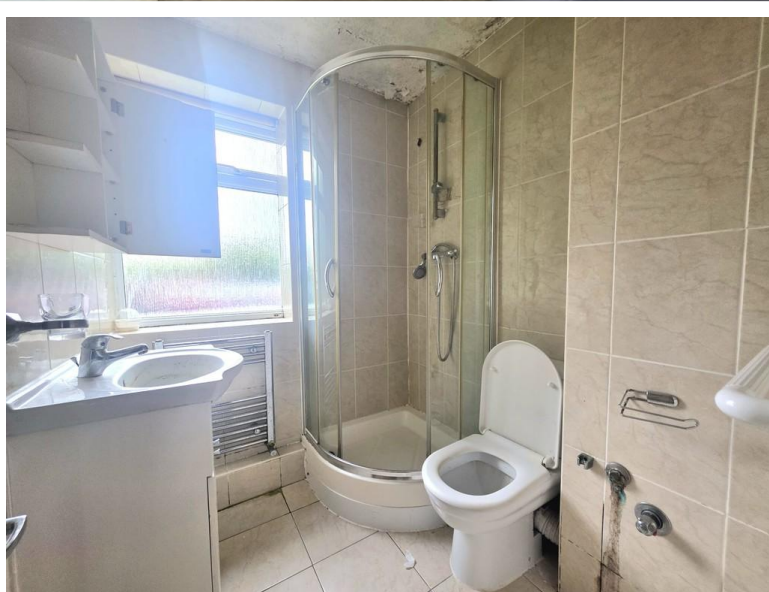
- Spacious one bedroom
- Potential to convert into a two double bedroom
- Garage
- Very good location

**Asking Price Of £200,000**

EPC Rating 'TBC'



AI-generated content



## Property Description

CASH BUYERS ONLY. An extremely spacious one bedroom ground floor apartment approximately 48sqm, converted from a two bedroom apartment with potential to put back as a two bedroom apartment. The property is located within this purpose built block with first come first serve parking and GARAGE. The property is located just off the High Road so is well positioned for access to local transport from Harrow Weald Bus Garage and the facilities of the High road including Waitrose, Iceland and Lidl

We have been advised there are 45 years remaining on the lease.

We have been advised the service charge is

## Room Sizes (Approx)

RECEPTION ROOM 11' 9" x 18' 7" (3.60m x 5.67m)

KITCHEN 13' 2" x 6' 4" (4.03m x 1.94m)

BEDROOM 12' 11" x 8' 10" (3.94m x 2.71m)

## Local Transport

Harrow and Wealdstone Station - Bakerloo line

Harrow and Wealdstone Station - Overground to including fast trains to Euston from 13 minutes.

Local Bus Routes:

H12 to Stanmore/South Harrow

H19 to Harrow

140 to Hayes

182 to Brent Cross

258 to Watford Junction/South Harrow

340 to Edgware/Harrow

640 to Bentley Wood School/South Harrow

N18 - Night Bus to Trafalgar Square

N140 - Night Bus to Hayes

## Local Schools

Kingsley High School - Ofsted 'Outstanding'

Bentley Wood High School - Ofsted 'Outstanding'

Weald Rise - Ofsted 'Good'

Sacred Heart Language College - Ofsted 'Good'

Hujjat Primary School - Ofsted 'Good'

Whitefriars School - Ofsted 'Good'

Belmont School - Ofsted 'Good'

Cedars Manor - Ofsted 'Good'

St Teresa's Catholic School - Ofsted 'Good'

St Josephs Catholic School - Ofsted 'Good'

*Please note Ofsted Ratings are subject to change, buyers should do their own due diligence*

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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