



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Farmstead Road

Harrow HA3 5HQ

- One bedroom
- First floor
- Garage
- Off street parking for 1 car

Asking Price Of £270,000

EPC Rating '60'





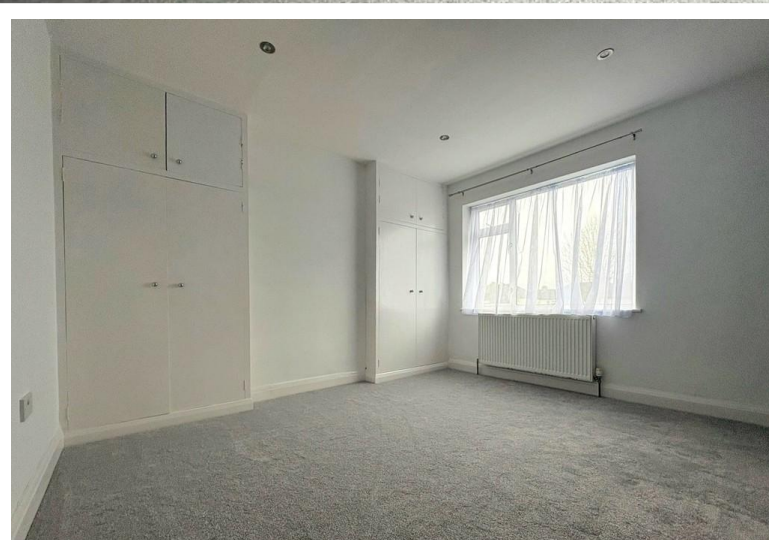
Property Description

A beautifully maintained ONE BEDROOM FIRST FLOOR FLAT WITH GARDEN, OFF STREET PARKING AND GARAGE located on this residential road within close proximity to Harrow Weald High Road, where you can find Waitrose, Iceland, Lidl and local amenities. Harrow Weald Bus Garage is also located on the High Road and Harrow and Wealdstone Station (Bakerloo line and Lioness line including fast trains) is 0.8m from the property. This apartment is offered to the market with a lease in excess of 100 years and is CHAIN FREE.

This lovely home comprises; A spacious bay fronted reception room featuring a cast iron fireplace and is open to the modern fitted kitchen featuring an integral fridge and freezer, gas hob, oven, washing machine, there is a breakfast bar perfect for when entertaining guests, a double bedroom overlooking the garden with fitted wardrobes and a modern bathroom with bath, overhead shower, W.C and basin.

There is a private section of rear garden laid to lawn approximately 50ft in length and a detached garage for storage.

Local Transport





Harrow and Wealdstone Station - Overground (including fast trains to Euston from 13 minutes and Bakerloo line
Headstone lane Station - Overground

Bus Routes:

140
182
258
340

Local Area

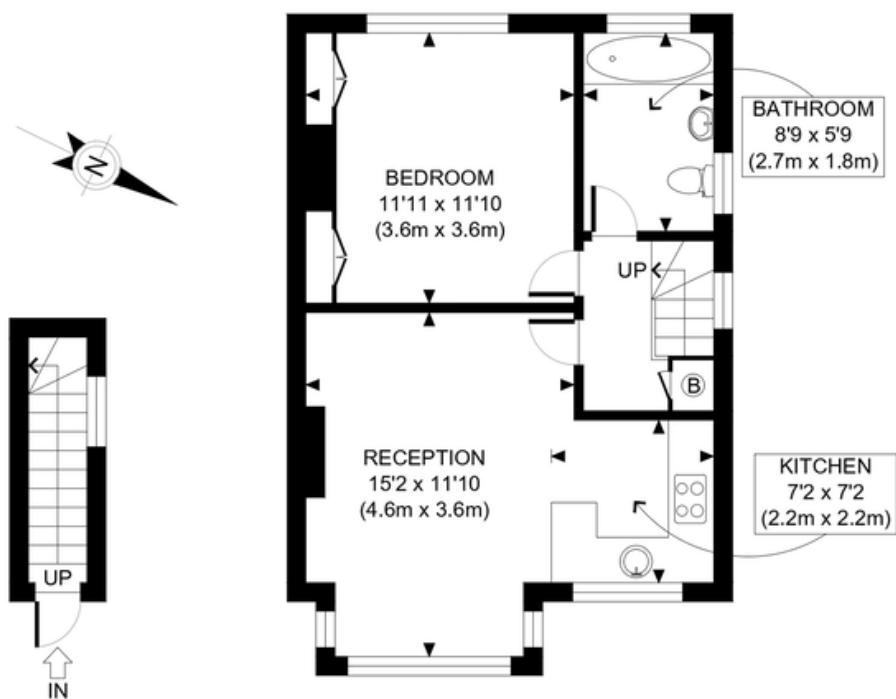
The property is located a short distance, approximately 0.5 miles, from the High Road in Harrow Weald where you will find Waitrose, Lidl and Iceland as well as other amenities and restaurants.

Harrow Weald is well positioned for access to surrounding areas including Hatch End, Stanmore, Bushey and Watford where you are able to pick up the M1 into London or going North.

Property Information

We have been advised the lease has 111 years remaining
We have been advised there is no service charge and no ground rent

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



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 28 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 464 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 492 SQ FT/ 46 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		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		