



HINTON
residential

SALES, LETTINGS & MANAGEMENT

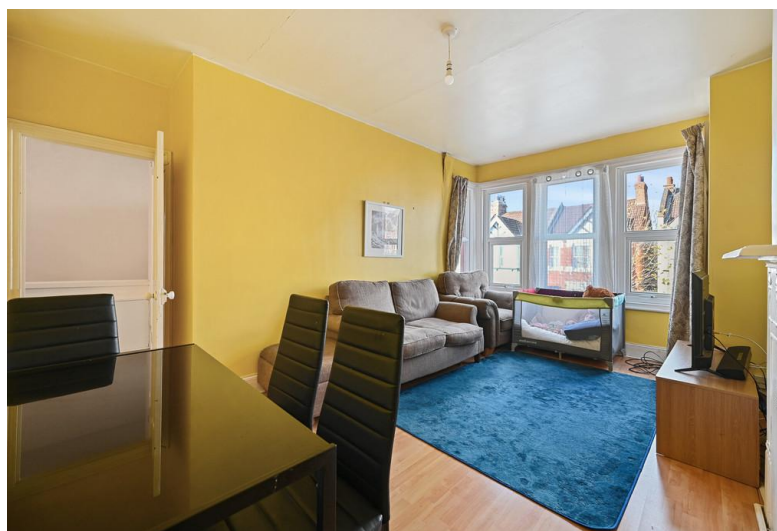
Vaughan Road

Harrow HA1 4EF

- Two bedroom
- First floor
- Separate kitchen
- High ceilings

Asking Price Of **£340,000**

EPC Rating '73'





Property Description

A TWO BEDROOM first floor apartment located on this popular residential road just 0.2m from West Harrow Station (Metropolitan Line), 0.5m from Harrow on the Hill Station (Metropolitan Line and National Rail services) and 0.7m from North Harrow Station (Metropolitan Line), a short distance from local supermarkets, St Ann's and St Georges Shopping Centres as well as being conveniently placed for local Outstanding Schools including Vaughan Primary School and Whitmore High School. Offered to the market with a LEASE IN EXCESS OF 100 YEARS.

This home comprises; A spacious reception room with ample space for a dining table featuring the original fireplace, a separate kitchen with a grey high gloss finish, gas hob, electric oven, washing machine and fridge/freezer, a large double bedroom with space for wardrobes also featuring the original fireplace, a second bedroom and a family bathroom tiled floor to ceiling with bath, overhead shower, W.C and basin with vanity unit.

We have been informed there is no service charge or ground rent to pay.





Schools within 1 Mile

Vaughan Primary School - Outstanding
 Whitmore High School - Outstanding
 St Anselms Catholic Primary School - Outstanding
 Jubilee Academy - Outstanding
 John Lyon School - Independent
 Alpha Prep - Independent
 Heartwood House - Independent
 Marlborough School - Good
 St Jeromes Church of England - Good
 Norbury School - Good
 Roxeth Primary School - Good
 Grange Primary School – Good

Please note Ofsted ratings are subject to changes and buyers should complete their own due diligence

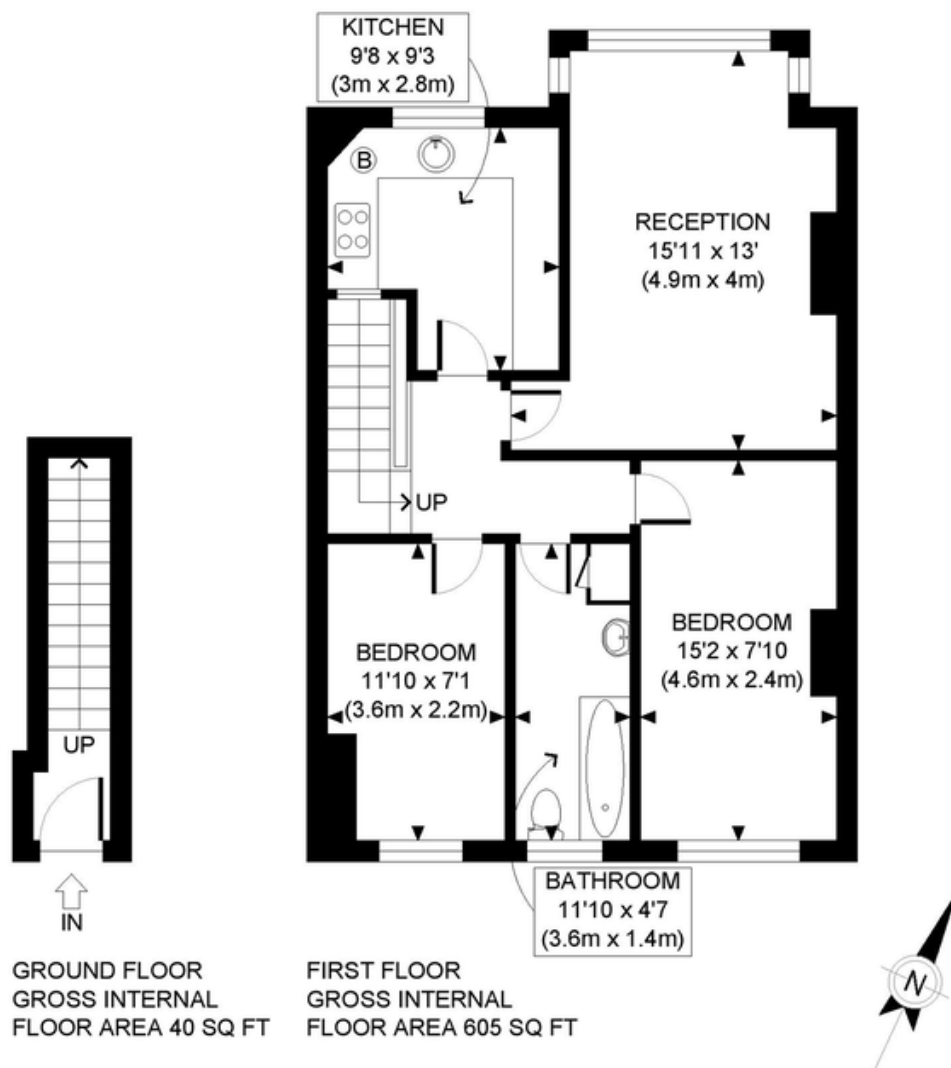
Local Transport

West Harrow Station
 Harrow On the Hill Station
 North Harrow Station

114 Bus - Ruislip to Mill Hill
 140 Bus - Harrow Weald to Hayes
 H11 - Harrow Bus Station to Mount Vernon



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.



APPROX. GROSS INTERNAL FLOOR AREA: 645 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	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		