



15 Gooden Court  
Harrow on The Hill, HA1 3PZ

£314,950





## 15 Gooden Court

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A spacious two double bedroom first floor flat located in the desirable Cul De Sac off the sought after South Hill Avenue. This property presents a fantastic opportunity for cash buyers seeking a project to make their own.

Upon entering, you will find a generous lounge and dining room, perfect for entertaining guests or enjoying a quiet evening at home. The large fitted kitchen offers ample space for culinary creativity, making it an ideal setting for those who love to cook.

While the flat is in need of some refurbishment, it provides a blank canvas for you to personalise and transform into your dream home. The two well-proportioned bedrooms offer comfortable living spaces, ensuring that you have plenty of room for relaxation and rest.

This property is situated in a convenient location, with local amenities and transport links within easy reach, making it an excellent choice for those looking to enjoy the vibrant lifestyle that Harrow on The Hill has to offer.

If you are looking for a property with great potential, this flat could be the perfect fit for you. Don't miss out on the chance to create a wonderful home in this sought-after area.

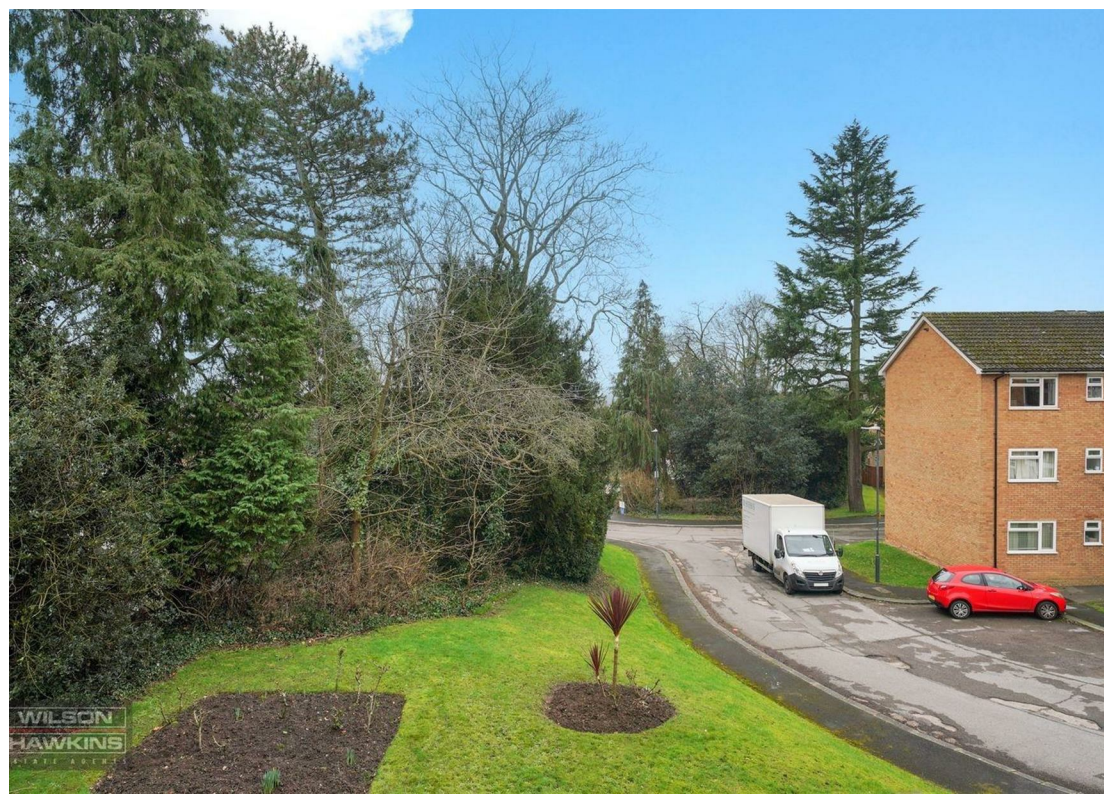
Communal Front Door

Communal Lobby

Own Front Door







Lounge/Dining Room

Kitchen

Inner Lobby

Bedroom One

Bedroom Two

Bathroom

Outside

Garage in Block

Communal Gardens

Additional Information

Lease 943 Years remaining

Service Charge -Approx £3300 pa

Council Tax Band D

EPC Rating C

# Gooden Court, HA1 3PZ

Approx Gross Internal Area = 73.75 sq m / 794 sq ft

Garage = 13.02 sq m / 140 sq ft

Balcony = 3.91 sq m / 42 sq ft

Total = 90.68 sq m / 976 sq ft



Ref :

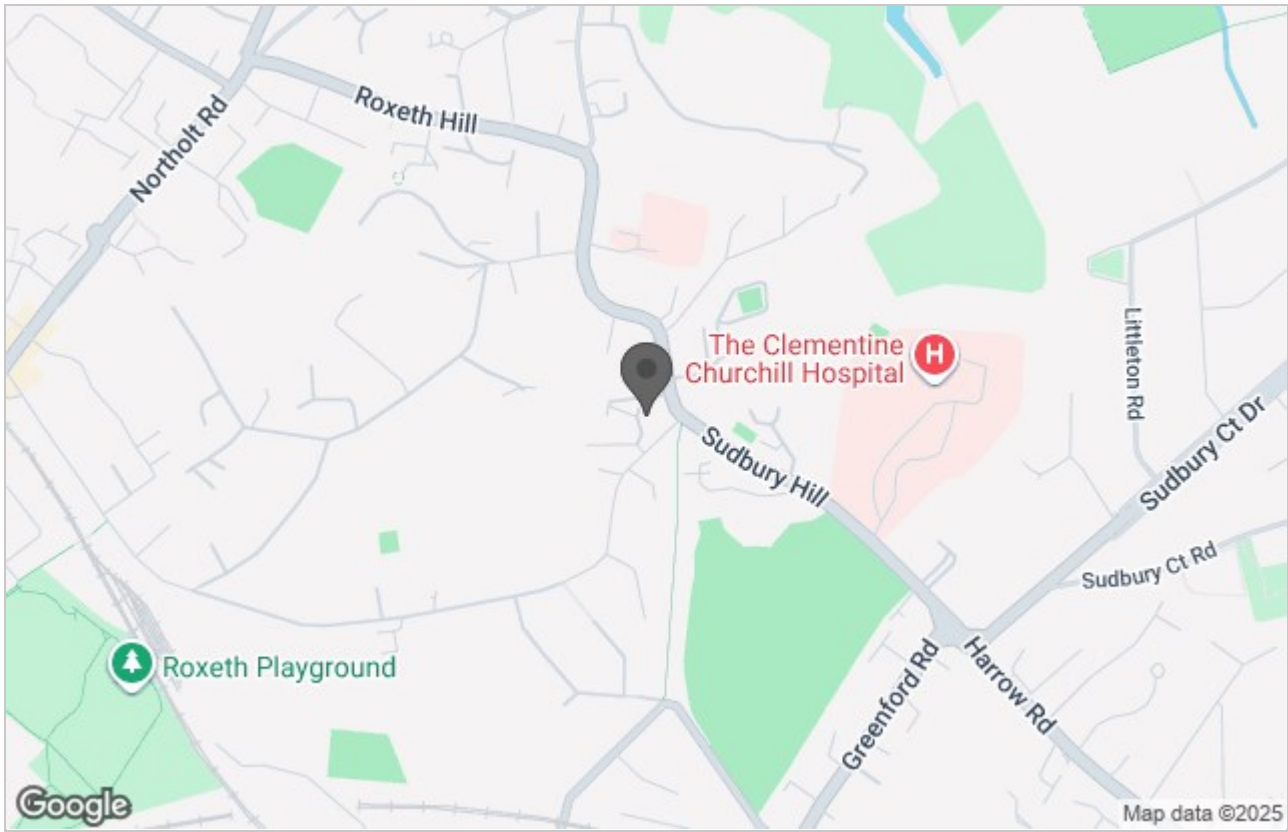
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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

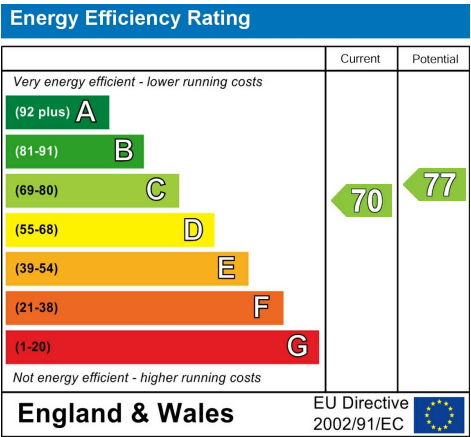
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Area Map



Energy Efficiency Graph



Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

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