



Westwood Avenue, Harrow, HA2 8NS

Asking Price £335,000



## Westwood Avenue, Harrow, HA2 8NS

This charming duplex flat on Westwood Avenue, Harrow, HA2 8NS, spans the first and second floors and offers comfortable and spacious living with a share of freehold and a long lease of over 900 years. The property features two double bedrooms, a reception room, a fitted kitchen, a family bathroom, and an en suite shower room, along with the convenience of off-street parking. Located in Council Tax Band C, it is ideal for families or professionals seeking a modern and well-equipped home. Conveniently located close to bus services and 0.3 miles to Northolt Park Station providing access to Marylebone and to Sudbury Hills Tube and South Harrow Underground Station is 0.6 miles away.

- Duplex Flat
- First & Second Floor
- Reception Room
- Two Double Bedrooms
- Fitted Kitchen
- Family Bathroom
- En Suite Shower Room
- Off Street
- Share of Freehold - Underline Lease 900+ Years
- No Stamp Duty For First Time Buyers



## INTERNALLY

This spacious duplex flat features two double bedrooms. The front door opens into a communal hallway, leading to the private entrance of the flat. Upon entering, a staircase guides you to the first-floor landing. From here, doors open into a bright reception room with a bay window at the front, a partially tiled kitchen equipped with matching wall and base units, a 1.5 bowl stainless steel sink with a drainer, ample space for appliances, and a large front-facing window. The second bedroom offers lovely views of the garden through its rear windows. This floor also includes a family bathroom and a separate WC.

Ascending to the second-floor landing, you'll find the master bedroom. This room is filled with natural light from a large front-facing window and two Velux windows, creating a bright and airy atmosphere. Additionally, the room includes convenient eaves storage. There is also an en suite shower room, featuring a corner shower unit, WC, and hand basin.

## EXTERNALLY

Off street parking.

## LOCATION

Located in the highly sought-after area this property offers the perfect blend of convenience and tranquility. It is conveniently located close to bus services and 0.3 miles to Northolt Park Station providing access to Marylebone and to Sudbury Hills Tube and South Harrow Underground Station is 0.6 miles away. Families will appreciate the proximity to schools which include The Welldon Park Academy 0.4 miles away, Greenwood Primary School 0.6 miles away, Petts Hill Primary School 0.7 miles away, Wood End Infant School 0.8 miles away and Rooks Heath College 0.9 miles away. Independent schools include Orley Farm School 0.8 miles away, John Lyon 1.1 miles away and Quanton Hall School 2.3 miles away. Local shops and amenities including Asda, Aldi, Iceland, and Waitrose all within walking distance.

## ADDITIONAL INFORMATION

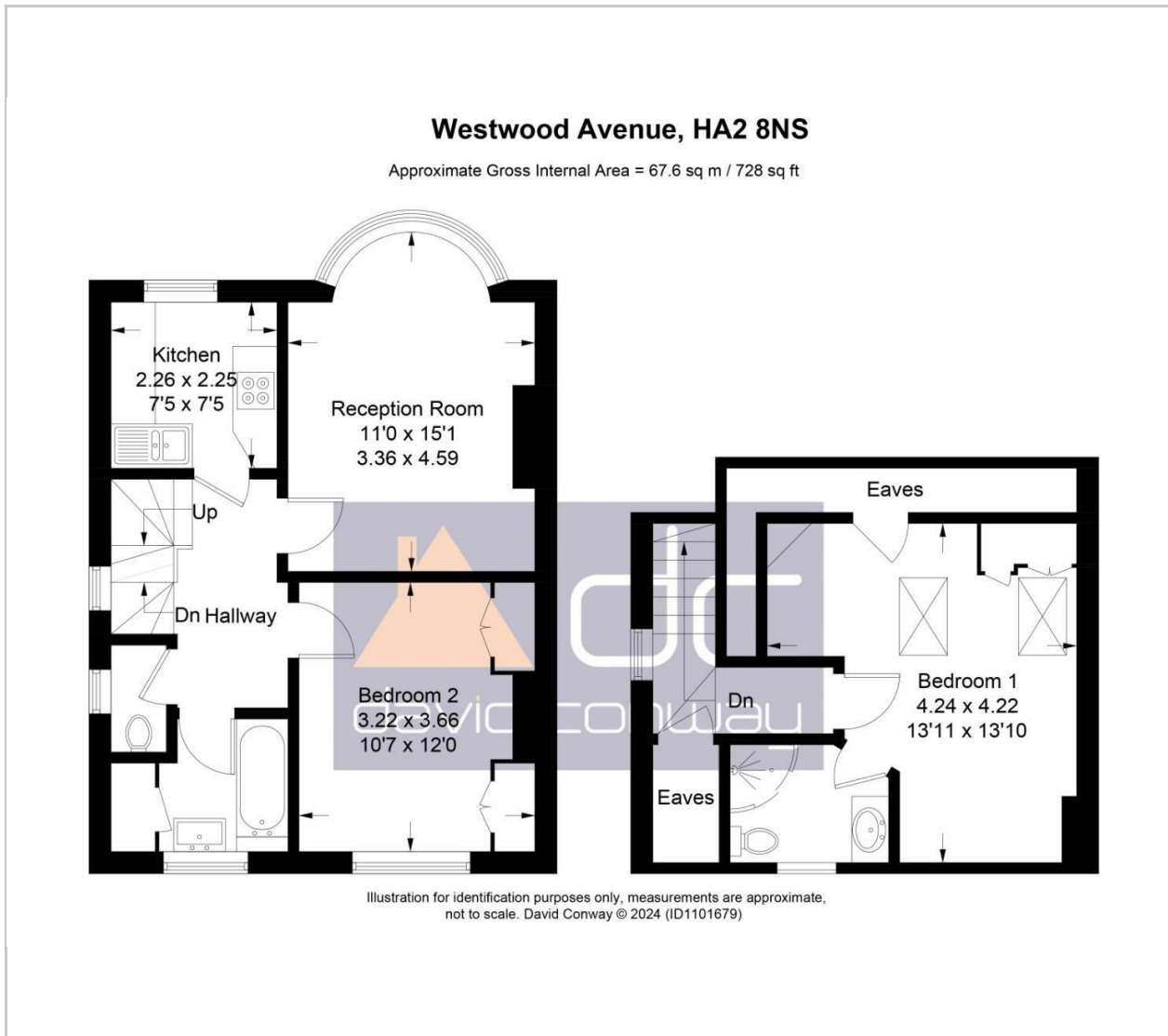
Council Tax Band C - £2,032.28  
Share of Freehold - Underline Lease 900+ Years  
Ground Rent - £100 per annum  
(All above as advised)

**Council Tax Band: C**

Share of Freehold



## Floor Plan



## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	