

# ***SOUTHFIELD PARK, NORTH HARROW***



***First Floor Studio Flat***

***Guide Price £200,000***

Robertson Phillips are delighted to offer this spacious first floor studio flat which has been lovingly updated by the current owners and would now make a great First Time or Buy to Let purchase. The property benefits from gas fired central heating, double glazed windows, a modern fitted kitchen and a board loft space providing additional storage. The neighbouring studio flat have created a staircase and converted their loft space into a sleeping area. The property is offered for sale with a share of the freehold.



**Location:** Southfield Park is a turning off of Pinner Road. Set a short distance from North Harrow underground station providing Metropolitan Line access to Baker Street in under 30 minutes. The area also offers a wide variety of shops, eateries & convenience stores.







- *Spacious Studio flat*
- *Fully refurbished throughout*
- *Close to Shops*
- *Viewing advised*
- *First Floor location within this period property*
- *Close to Met Line*
- *Share of Freehold*



#### Additional Information

TENURE: SHARE OF FREEHOLD

LOCAL AUTHORITY: LONDON BROUGH OF HARROW

ENERGY EFFICIENCY RATING: D

# First Floor

Approx. 26.0 sq. metres (280.4 sq. feet)



Total area: approx. 26.0 sq. metres (280.4 sq. feet)

An Energy Performance Certificate (EPC) for the property. The certificate is a detailed document with a color-coded scale from green (A) to red (G). It includes information about the property's energy efficiency, carbon dioxide emissions, and recommendations for improvement. The certificate is issued by a qualified energy assessor.

We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.