

BUTLER ROAD, WEST HARROW



One Bedroom Groundfloor Maisonette

Guide Price 335,000

Robertson Phillips are delighted to be able to offer for sale this one bedroom ground floor period conversion measuring some 915 sq ft which is larger than most two bedroom flats in the area. Offered for sale in very good order throughout the property boasts gas central heating, gas central heating, modern fitted kitchen/diner, modern bathroom and separate WC and contemporary finishes throughout. Additional benefits include own rear garden, Share of the Freehold title and No Upper Chain. An internal inspection comes highly advised.



Location: Situated just a short walk from West Harrow Station and Harrow On The Hill Station. Which provides access to the Metropolitan Line, West Harrow Park, local amenities and 0.4 miles from Harrow Town Centre.



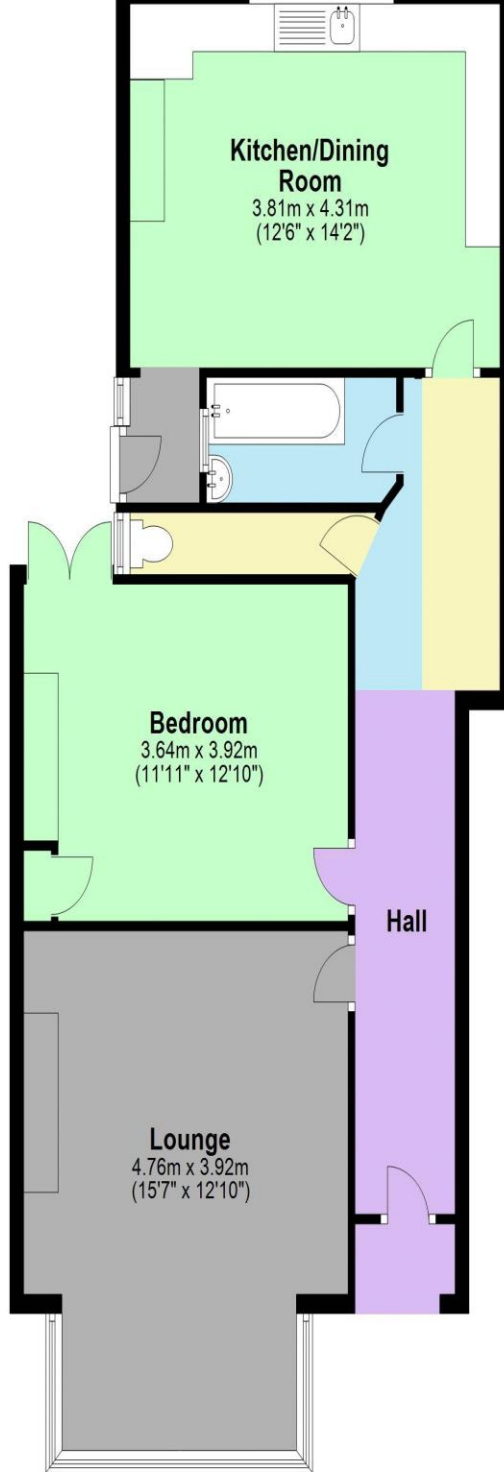


- *One bedroom ground floor period conversion*
- *Gas central heating and double glazed windows*
- *Own rear garden*
- *Share of Freehold and No Upper Chain*
- *Offered for sale in superb condition throughout*
- *915 sq ft in size (larger than most two bedroom flats)*
- *Many retained period features*



Additional Information

TENURE: SHARE OF FREEHOLD
LOCAL AUTHORITY: LONDON BOROUGH OF HARROW
ENERGY EFFICIENCY RATING: C



Ground Floor

Approx. 85.0 sq. metres (915.0 sq. feet)

Total area: approx. 85.0 sq. metres (915.0 sq. feet)



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.