

HEADSTONE GARDENS, HARROW



Two Bedroom First Floor Maisonette

Guide Price £350,000

Entering the market with Robertson Phillips, this first floor maisonette is a great place to make a start on the property market for first time buyers, and also perfectly located for investors alike with the property being close to Harrow & Wealdstone train station. Via private entrance, you enter into a spacious hallway with storage, before moving upstairs where you have a separate kitchen, living/dining room with bay window, two bedrooms and fully tiled bathroom. Other Benefits include double glazing, great bus links close by and local shops and amenities on your doorstep.



Location: Headstone Gardens is a short distance from the amenities of North Harrow and Harrow and Wealdstone, including their selection of transport links into Central London and beyond. Also nearby are several popular schools including Marlborough Primary School and Nower Hill High School.



- *2 Bedrooms*
- *Great First Time Purchase or Investment*
- *Own Entrance*
- *Share Of Freehold*
- *Loft Potential (STPP)*
- *Close to local amenities*



Additional Information

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Performance Certificate		2011-12 Government	
<p>For more information on Energy Performance Certificates, visit www.gov.uk/government/organisations/energy-efficiency-trust</p>			
<p>Energy Performance Certificate (EPC) for the property at HEADSTONE GARDENS, NORTH HARROW, HA2 6PW. The EPC is valid until 31/12/2017.</p>			
<p>The EPC is a legal requirement for all new buildings and buildings that are being sold or rented. It provides information on the energy efficiency of the building and the potential for energy saving.</p>			
<p>The EPC is based on a standard set of assumptions and is not a guarantee of energy performance. It is intended to provide a general guide to the energy efficiency of the building.</p>			
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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.