

***BUTLER ROAD, HARROW***



***Two Bedroom Ground Floor Flat***

***Guide Price £400,000***

## *Description*

Robertson Phillips are pleased to be able to offer for sale this two-bedroom ground floor flat converted from this period property situated in desirable sort after location within walking distance of West Harrow Metropolitan line station and West Harrow recreation park and walking distance to the Harrow on the Hill. This ground floor flat benefits from gas central heating, double glazed windows, a modern kitchen, modern bathroom and its own private rear garden. The property also has the benefit of a long lease, ideal for first time buyer and the flat has no upper chain. Viewing advised. Please note the property is currently tenanted but will be vacated prior to completion and the photographs show were taken prior to occupancy)



***Location:*** Butler Road is situated off Drury Road





- *Two Bedrooms*
- *Gas Central Heating*
- *Alarm*
- *Long Lease*
- *Ground Floor*
- *Double Glazing*
- *Rear Garden*
- *No Upper Chain*

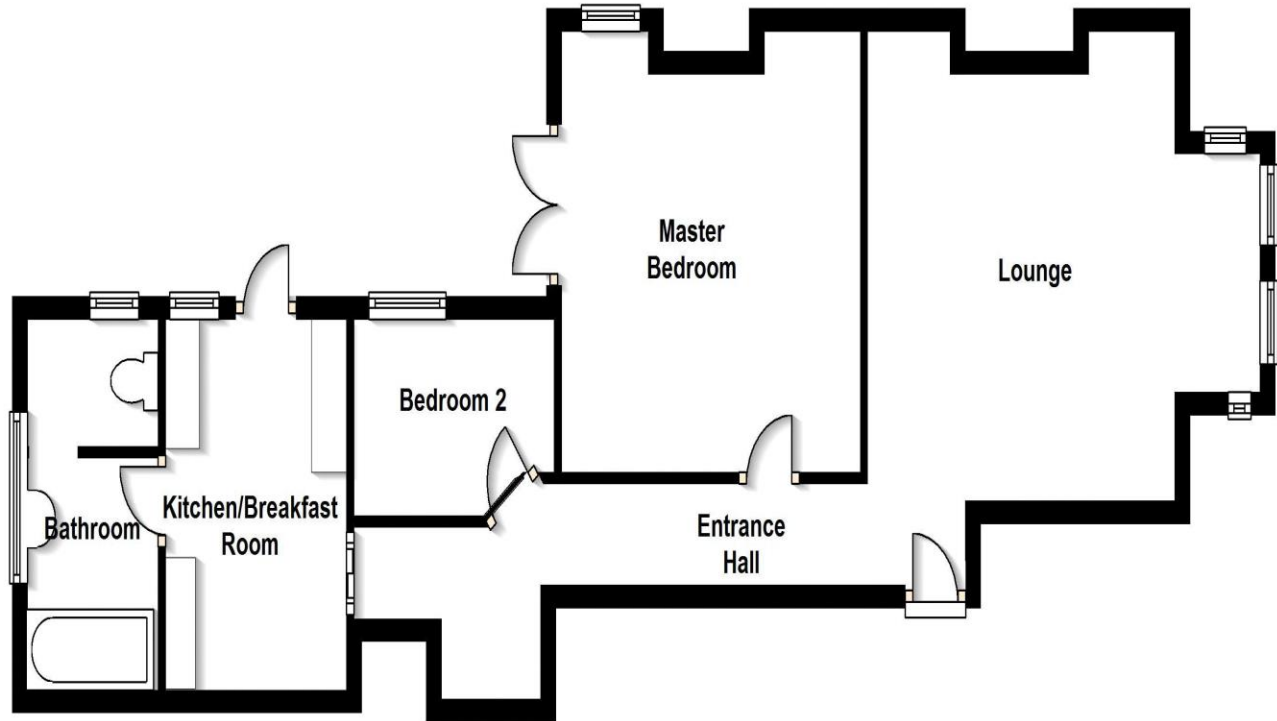


### Additional Information

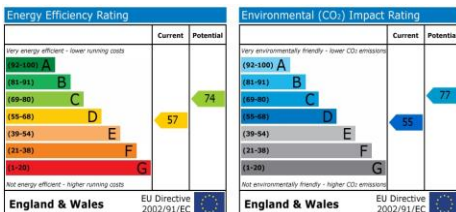
TENURE: LEASEHOLD  
LOCAL AUTHORITY: LONDON BOROUGH OF HARROW  
ENERGY EFFICIENCY RATING: TBC

## Ground Floor

Approx. 58.0 sq. metres (624.5 sq. feet)



Total area: approx. 58.0 sq. metres (624.5 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.**