

# ***THE BOLTONS PINNER VIEW, HARROW***



***Two Bedroom Ground Floor Apartment***

***Guide Price £425,000***

## *Description*

Robertson Phillips are pleased to be able to offer for sale this two bedroom, two bathroom ground floor apartment with off street parking for two cars, and own section of rear garden located within easy reach of facilities in the surrounding area. Offered for sale in good order the apartment benefits from gas fired central heating, double glazed windows, master bedroom with en-suite shower room, modern family bathroom, own rear garden and off street parking to the front and back Share of Freehold and No Upper Chain. Viewing advised.



***Location:*** It is located within the catchment area to the Outstanding OFSTED rated Nower Hill School. The property is also just 0.7 miles from West Harrow station, and 0.8 miles to North Harrow Station its high street and amenities. Both stations provides access the Metropolitan Line.



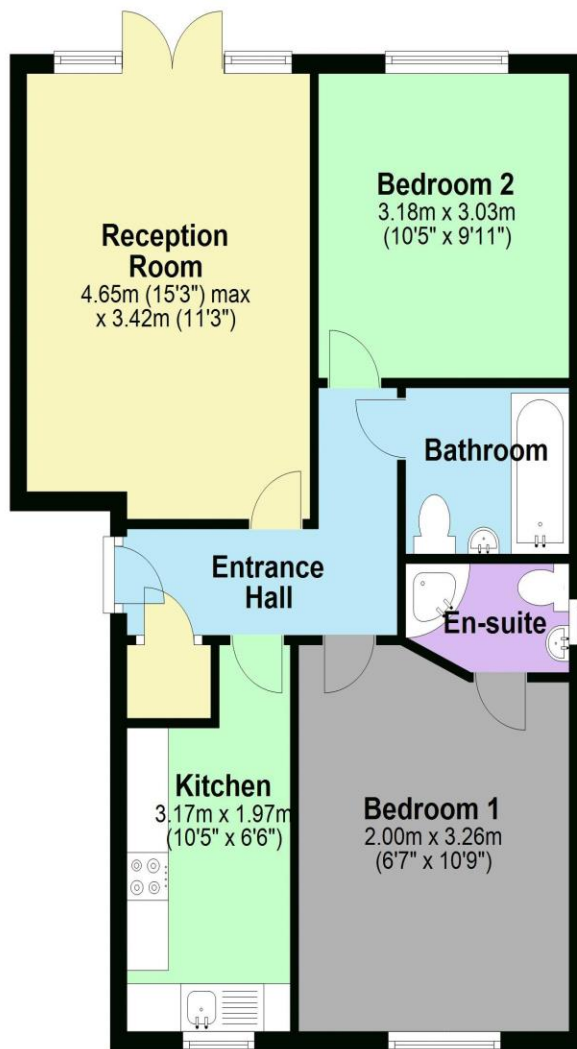


- *Two bedroom, two bathroom ground floor apartment*
- *Gas central heating and double glazed windows*
- *Share of Freehold and No Upper Chain*
- *Offered for sale in good order throughout*
- *Own rear garden and off street parking to the front and back*



### Additional Information

TENURE. SHARE OF FREEHOLD  
COUNCIL TAX BAND: D  
ENERGY EFFICIENCY RATING: C



**Ground Floor**

Approx. 58.6 sq. metres (630.9 sq. feet)

Total area: approx. 58.6 sq. metres (630.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.**