

## *WOODLANDS, NORTH HARROW*



*Two Bedroom Ground Floor Maisonette*

*Guide Price £415,000*

### *Description*

Robertson Phillips are pleased to have been selected to sell this TWO BEDROOM, TWO BATHROOM ground floor garden maisonette with off street parking and its own rear garden in excess of 70ft. Larger than average this flat has undergone a program of redecoration and comes to the market ready for a new owner to move straight into.

Located in a quiet no through road within a third of a mile of North Harrows shopping facilities and train station. It is also within walking distance of St John Fisher Primary and Nower Hill secondary schools. Features include a 26' living room with wood flooring, open plan to the contemporary high-end kitchen with granite worktops, master bedroom with an en-suite bathroom and a second bedroom also with an en-suite shower room. There is a guest cloakroom and a large storage room housing the boiler and water tank. This property also benefits with having underfloor heating throughout and double glazed windows.



***Location:*** Sitting in one of, if not the most sought after road in North Harrow, the property is perfectly located for local primary and secondary schooling and is located between North Harrow & Pinner stations which take will take you to Baker Street within 25 minutes.







- *Two bedroom ground floor maisonette*
- *Recently redecorated throughout*
- *Off street parking and own rear garden*
- *No Upper Chain, Viewing advised*
- *Both bedrooms with en-suites plus an additional cloakroom*
- *Underfloor heating and double glazed windows*
- *Share of Freehold*

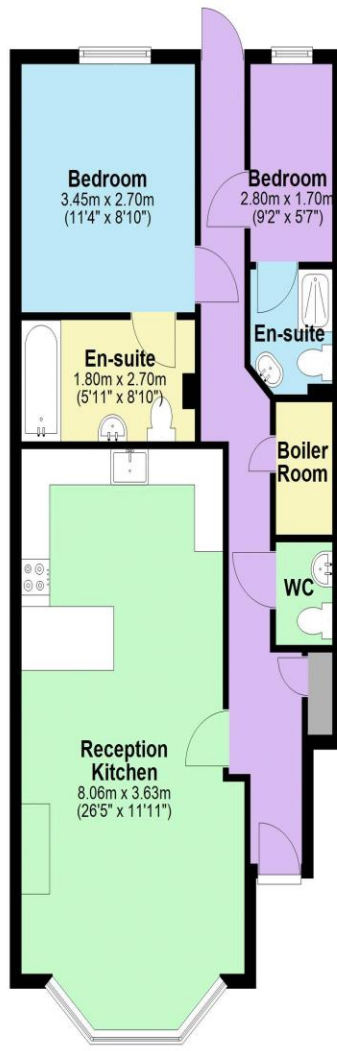


#### Additional Information

TENURE: SHARE OF FREEHOLD

LOCAL AUTHORITY: LONDON BOROUGH OF HARROW

ENERGY EFFICIENCY RATING: C



**Ground Floor**

Approx. 66.2 sq. metres (712.1 sq. feet)

Total area: approx. 66.2 sq. metres (712.1 sq. feet)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	76 C	76 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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.**