

CUNNINGHAM PARK, HARROW



One Bedroom Ground Floor

Guide Price £365,000

Description

This rarely available, extremely spacious, ultra contemporary ONE DOUBLE bedroom ground floor Edwardian garden flat situated within a short walk to West Harrow & Harrow on the Hill station and the array of shopping facilities that Harrow offers.

ACCOMMODATION: Entrance hall, lounge/dining room, bedroom with patio doors to large rear garden, modern kitchen/breakfast room (with appliances), inner hallway with door to side access/garden and bathroom with electric shower above bath. Features include Gas/CH, D/Glazing, relatively new floor coverings, substantial rear garden with lawn, patio area and small shed, permit parking on street and potential to extend subject to planning permission. Viewing advised.





- *One Bedroom edwardian conversion*
- *Gas Central Heating*
- *Share Of Large Rear Garden*
- *Long Lease of well over 900 years*
- *Ground Floor with period features*
- *Double Glazing*
- *Permit parking On Street*

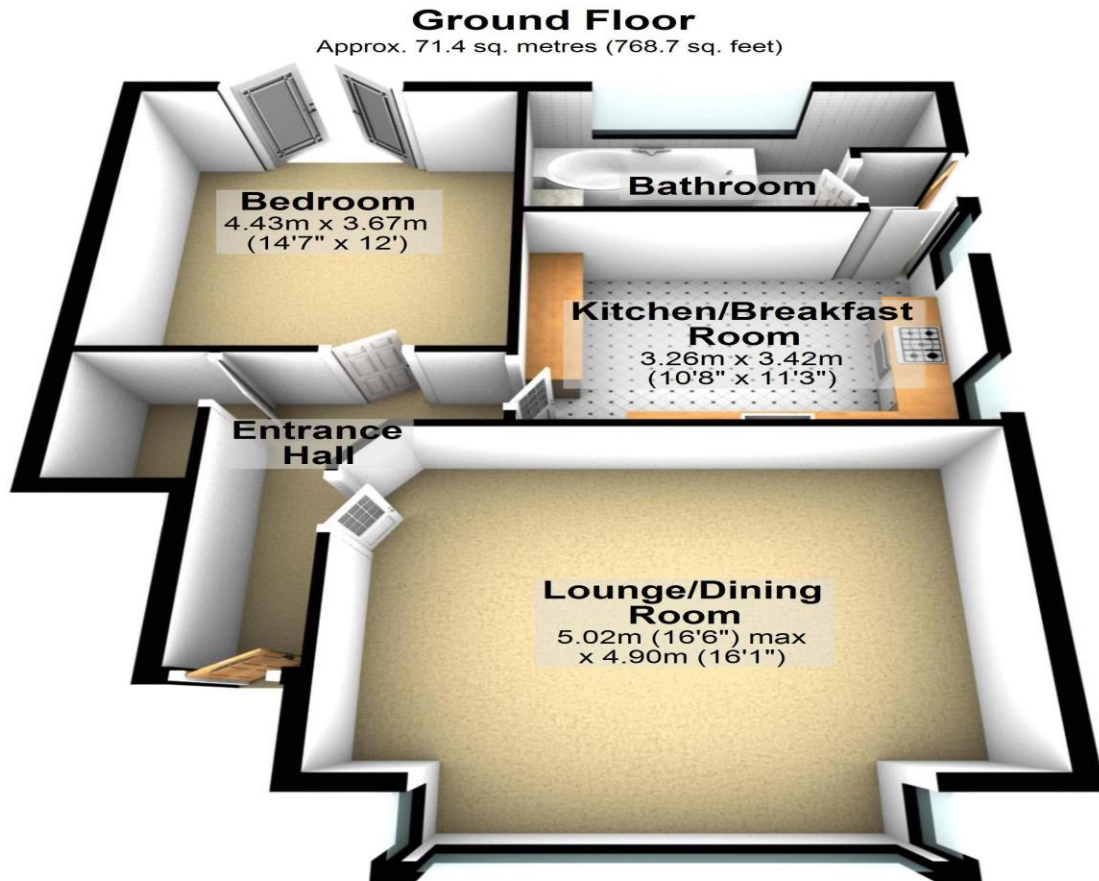


Additional Information

TENURE: LEASEHOLD

LOCAL AUTHORITY: LONDON BOROUGH OF HARROW

ENERGY EFFICIENCY RATING: D



Total area: approx. 71.4 sq. metres (768.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	100



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.