



Hindes Road, Harrow

£169,000 Leasehold

Located within easy walking distance of Harrow's town centre is this first floor purpose built studio flat. To be sold with no upper chain, the flat also benefits from a parking space which may accommodate two cars. Having been newly redecorated throughout, this property will make an ideal first time or investment purchase for rental purposes.

Council Tax Band: B

EPC Rating: D

• Purpose Built Studio • First Floor • No Upper Chain • Allocated Parking • Town Centre Location • Great First Time Purchase • Ideal Rental Investment • Double Glazed Windows • Gas Connection • Newly Decorated



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FURTHER DETAILS

The access to the flat is to the rear of the building. A communal entrance provides walking access to both floors. Internally the flat has a hallway with a built in storage cupboard, and also access to the spacious and lit loft area, by way of a pull down ladder. From here there are doors to the bathroom, which contains a large walk in shower and further storage cupboard, housing an immersion heater and the living area. This room is bright and spacious with a kitchen off of it. Externally the flat benefits from a parking space, which could possibly accommodate two cars. It is also to be sold with no upper chain. Please note that whilst this property does not have gas central heating there is gas supplied to the building.

LEASE DETAILS

The lease is 99 years from the 29th September 1984. The current ground rent is £100.00 per annum. The service charge is £189.00 per quarter.

LOCATION

The flat is located on the short half of Hindes Road, leading to Harrow Recreation Ground. This is a short walk into Harrow's town centre where comprehensive shopping and leisure facilities including the multiscreen cinema can be found. Also within walking distance are Metropolitan and Chiltern Line trains from Harrow on the Hill and Bakerloo and London Overground trains from Harrow and Wealdstone.

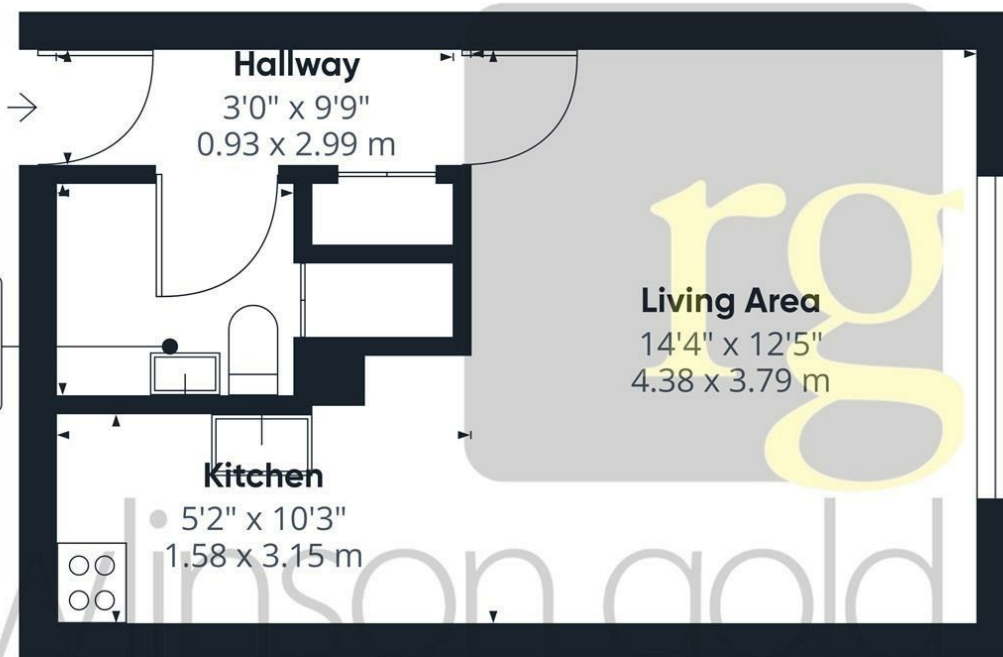
FREE MARKET APPRAISAL

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at harrow@rawlinsongold.co.uk





Bathroom
5'2" x 5'11"
1.58 x 1.82 m

Hallway
3'0" x 9'9"
0.93 x 2.99 m

Kitchen
5'2" x 10'3"
1.58 x 3.15 m

Living Area
14'4" x 12'5"
4.38 x 3.79 m

Approximate total area⁽¹⁾
310.1 ft²
28.81 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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