



Greenhill Road, Harrow

£189,950 Leasehold

This newly converted second-floor studio flat offers contemporary living in the heart of Harrow's town centre, providing an ideal opportunity for first-time buyers or investors. The property features a spacious living area complemented by a modern fitted kitchen and the contemporary styled shower room includes a walk-in shower. With electric central heating and double-glazed windows, the flat ensures year-round comfort and energy efficiency. Located just a short walk from Metropolitan Line and Chiltern Line train stations, as well as multiple bus routes, the flat is perfectly positioned for commuters and those who enjoy easy access to all local amenities. The property comes with a new 125-year lease and benefits from no ground rent or service charge, offering a low-maintenance lifestyle. With no upper chain, this flat is ready to move into.

EPC Rating; B

Council Tax Band: Not yet available

• Newly Converted Second-Floor Studio Flat • Spacious Living Room • Contemporary Shower Room • Electric Central Heating • Double-Glazed Windows • Prime Town Centre Location • New 125-year Lease • Modern Fitted Kitchen • No Upper Chain



rawlinson gold **rg**
ESTATE AGENTS
Est. 1994

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FURTHER DETAILS

The flat is located on the second floor, with all floors being accessed by stairs. A private front door leads from the communal hallway up to the spacious and light filled living area. Here you will find a modern fitted kitchen and a door leads to the contemporary styled shower room.

LOCATION

Situated in the heart of Harrow's town centre, this property is located within a few minutes walk of Tesco and Morrisons supermarkets, St George's and St Ann's shopping centres and Harrow On The Hill's Metropolitan and Chiltern Line train station. In addition, a large array of further shopping and dining facilities are nearby, as well as many highly rated schools.

LEASE

A new lease of 125 years will be granted on completion. There is no ground rent or annual service charge.

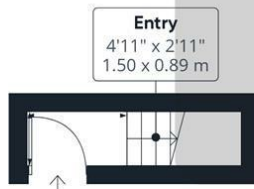
CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on harrow@rawlinsongold.co.uk.

FREE MARKET APPRAISAL

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





Entry
4'11" x 2'11"
1.50 x 0.89 m

Ground Floor



Kitchen / Living Area
18'10" x 20'0"
5.75 x 6.11 m

Bathroom
6'8" x 4'8"
2.04 x 1.43 m

Floor 1

Approximate total area⁽¹⁾

353.28 ft²
32.82 m²

Reduced headroom

57.41 ft²
5.33 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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