



Eastcote Lane, South Harrow, HA2 8BW

Asking Price £329,950

# Eastcote Lane, South Harrow, HA2 8BW

A spacious two bedroom ground floor maisonette with private garden, off-street parking, includes Freehold, just 2 minutes from South Harrow Station (Piccadilly Line) and shops. Offering over 600 sq ft, the property features an open-plan living/dining/kitchen area with patio doors to the garden, bright master bedroom with bay window, second rear-facing bedroom, shower room and separate WC. Benefits include gas central heating and double glazing. Ideally located for local amenities including Waitrose, Aldi and Asda, and schools such as Welldon Park Academy (0.4 miles), Rooks Heath and Whitmore High School (0.8 miles). Council Tax Band C.

- Ground Floor Maisonette
- Open plan living / Dining / Kitchen
- Two Bedrooms
- Shower Room
- Separate WC
- Central Heating & Double Glazing
- Private Section of Garden
- Off Road Parking
- Share of Freehold
- Close to Shops & Station



**Council Tax Band: C**

**Freehold**



### **INTERNALLY**

Two bedroom ground floor maisonette, offering a great opportunity to put your own stamp conveniently located home. With over 600 sq ft of space comprising of an open plan living/ dining area which flows nicely through to the fitted kitchen, rear aspect patio doors off direct access to the garden. A bright master bedroom with a bay windows, the second bedroom ,enjoying natural light through a rear-facing window. There's also a separate WC and shower room, adding to the practicality of the layout.The property benefits from double glazing and gas central heating.

### **EXTERNALLY**

Off Road parking .  
Private section of rear garden.

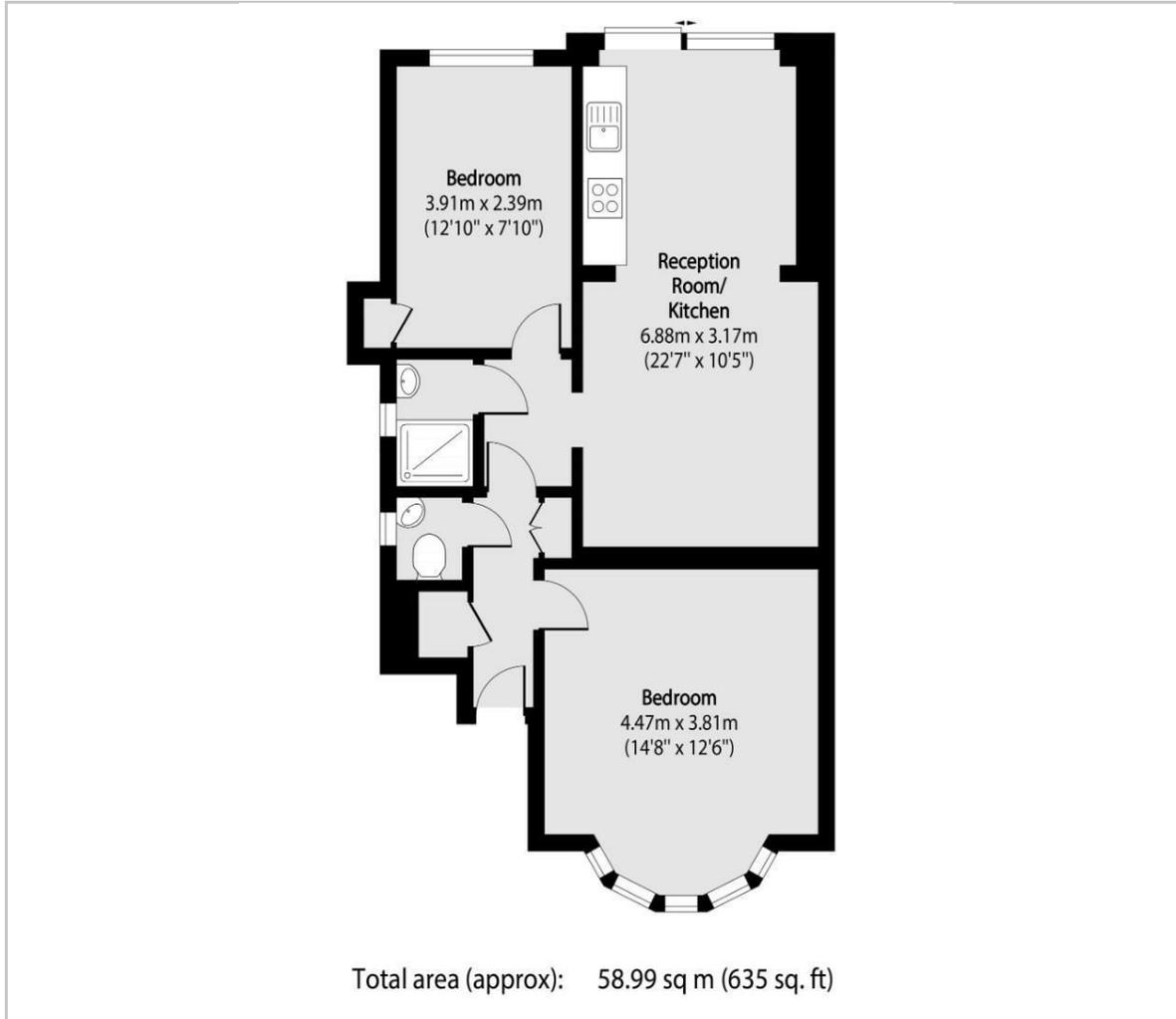
### **LOCATION**

Eastcote Lane is located off Northolt Road with just a 2 minute walk to South Harrow's busy shopping center and Piccadilly Line Tube and bus Station. There are a number of local shops and amenities including Waitrose, Iceland, Aldi and Asda. There are numerous local schools close by including Welldon Park Academy Primary School 0.4 miles away, Heathland School and Rooks Heath College both 0.5 miles away, Alexandra School, Harrow Independent College and Grange Primary School both 0.6 miles away and Whitmore High School 0.8 miles away.

### **ADDITIONAL INFORMATION**

Leasehold with the with the ownership of the entire Freehold  
Council Tax Band C £2130 per annum

## Floor Plan



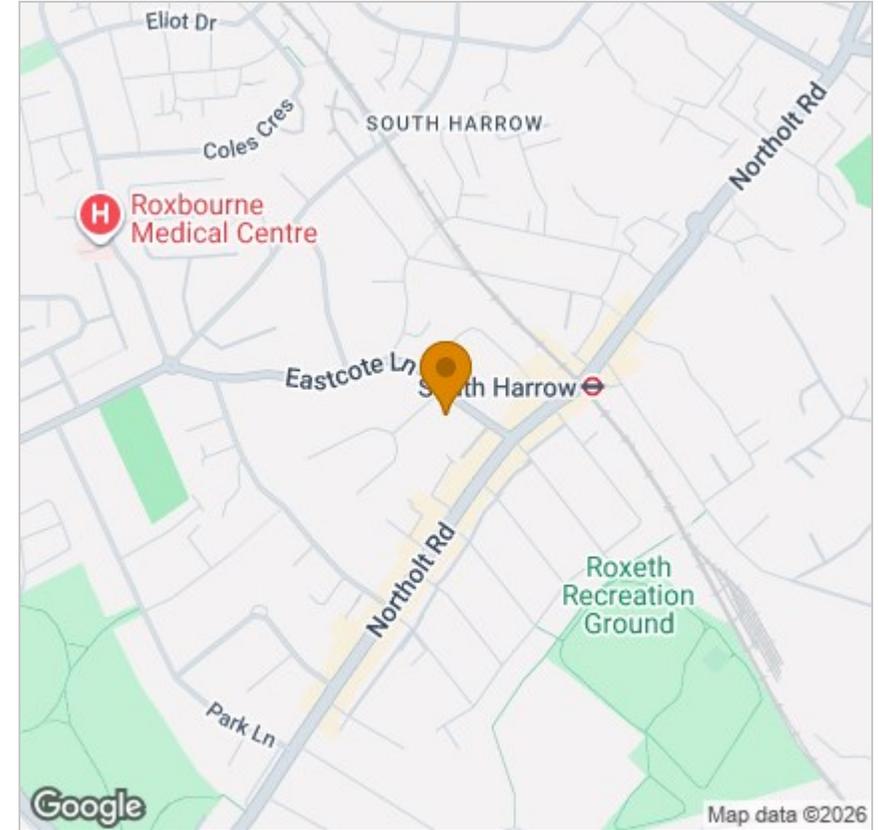
## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

269 Northolt Road, Harrow, Middlesex, HA2 8HS  
Tel: 02084225222 Email: sales@davidconway.co.uk <https://www.davidconway.co.uk/>

## Area Map



## Energy Efficiency Graph

