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CUNNINGHAM PARK, HARROW, MIDDLESEX, HA1 4QJ



PRICE....£285,000....SHARE OF FREEHOLD

This one bedroom first floor flat (402 sq. ft/37.4 sq. m) is ideally located on a quiet residential road within easy reach of Harrow Recreation Park and the town centre with its array of shops, restaurants, coffee house, supermarkets and the Metropolitan Line Tube Station. The accommodation comprises of a communal front door with stairs leading to the flat, a 14' x 10' living room, kitchen, double bedroom, bathroom and separate cloakroom. The property benefits from being sold chain free with a share of the freehold, and would be an ideal purchase for a first time buyer wanting to get on the property ladder.

020 8866 0222





COUNCIL TAX

Harrow Borough Council - Band C - £2,232.06

LEASE

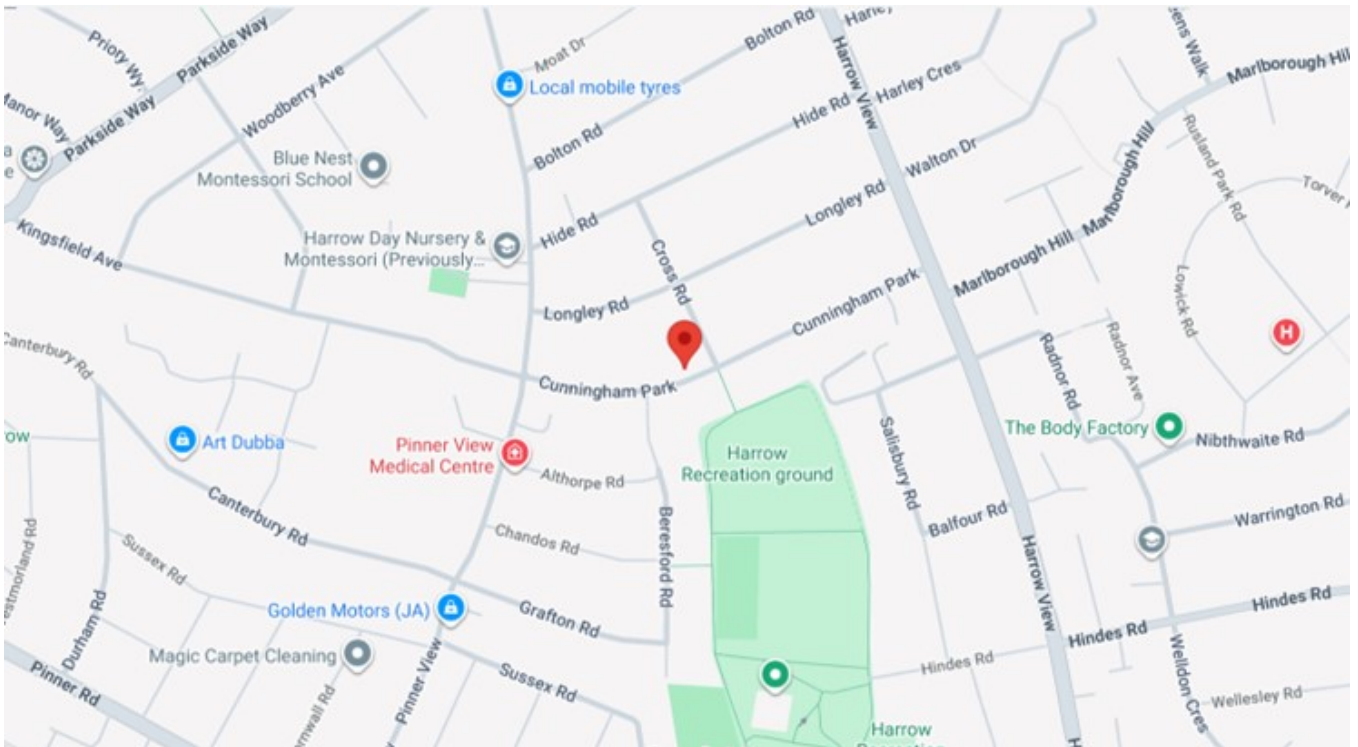
Lease - 117 Years

LOCAL SCHOOLS

Marlborough School - 0.31 Miles
Norbury School - 0.45 Miles
The Jubilee Academy - 0.66 Miles
Nower Hill High School - 0.81 Miles

LOCAL TRANSPORT

Harrow and Wealdstone Station (Lioness/Bakerloo Line) - 0.7 Miles
West Harrow Station (Metropolitan Line) - 0.7 Miles
Harrow-on-the-Hill Station (Metropolitan Line/Overground) - 0.9 Miles

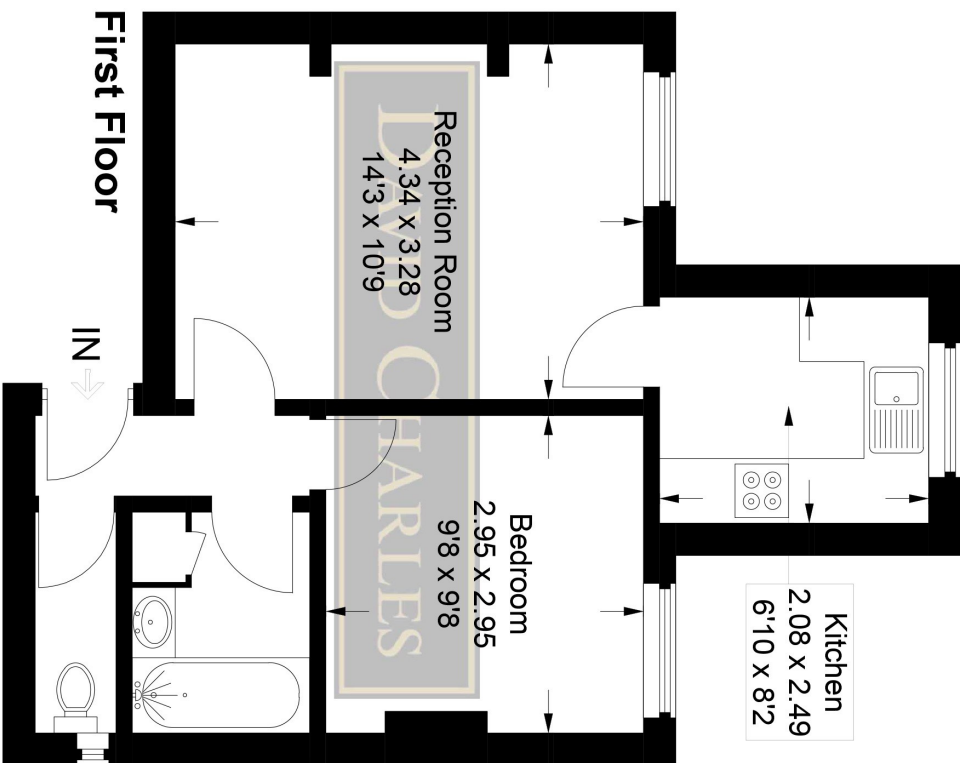


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Cunningham Park

Approximate Gross Internal Area = 37.4 sq m / 402 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.