



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

## Harrow View

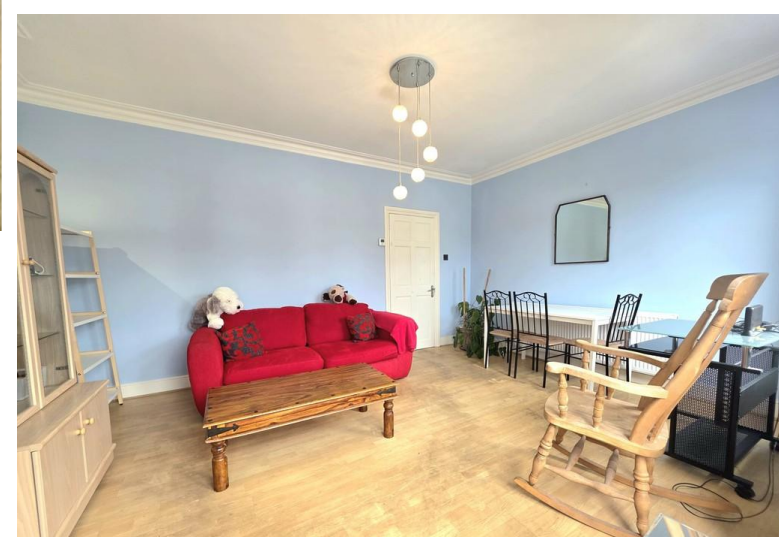
Harrow HA1 1RG

- One bedroom maisonette with own front door
- Off street parking
- Spacious
- Modern bathroom

Asking Price Of **£230,000**

EPC Rating 'TBC'





## Property Description

CASH PURCHASE ONLY DUE TO LEASE LENGTH. A spacious and well presented ONE BEDROOM MAISONETTE with OFF STREET PARKING for one car ideally located for access to Harrow on the Hill Station (Metropolitan Line and National Rail services to Aylesbury and Marylebone), bus routes and shopping facilities. CHAIN FREE

This lovely home comprises; a long entrance hallway with space for shoe racks and a console table, a spacious bay fronted reception room with high ceilings featuring a lovely pendant light fitting and laminate flooring, a separate fitted kitchen with space for a breakfast table and appliances, a modern grey tiled three piece bathroom suite with overhead shower attachment and a good sized double bedroom with a fitted storage cupboard.



## Property Information

We have been advised that the loft is demised to the property, so there is potential for an extension (Subject to planning permission and permission from the freeholder).

We have been advised the Ground Rent is £35 per annum.

We have been advised there is no service charge.

We have been advised there are 57 years remaining on the lease.

## Local Transport

Harrow on the Hill - Metropolitan Line and National Rail (Aylesbury to Marylebone)

Harrow and Wealdstone - Bakerloo Line and Lioness Line (including fast trains to Euston from 13 minutes)

Headstone Lane Station - Overground services

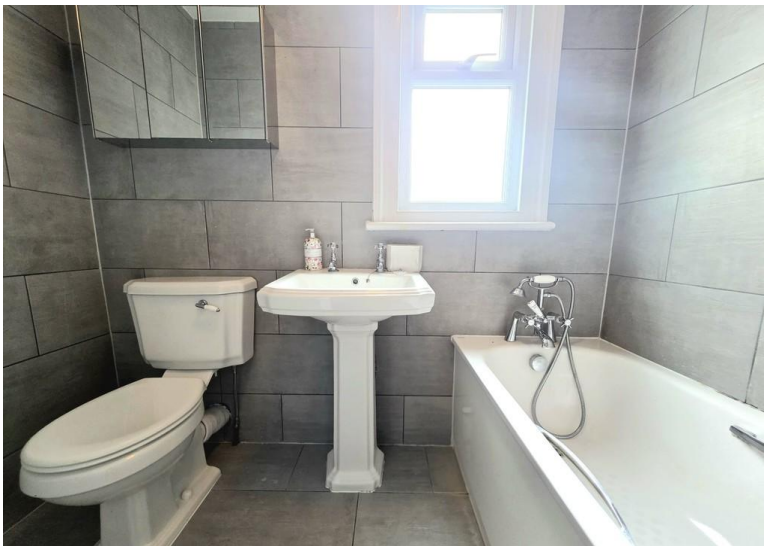
Bus routes:

223 - Harrow View to Wembley

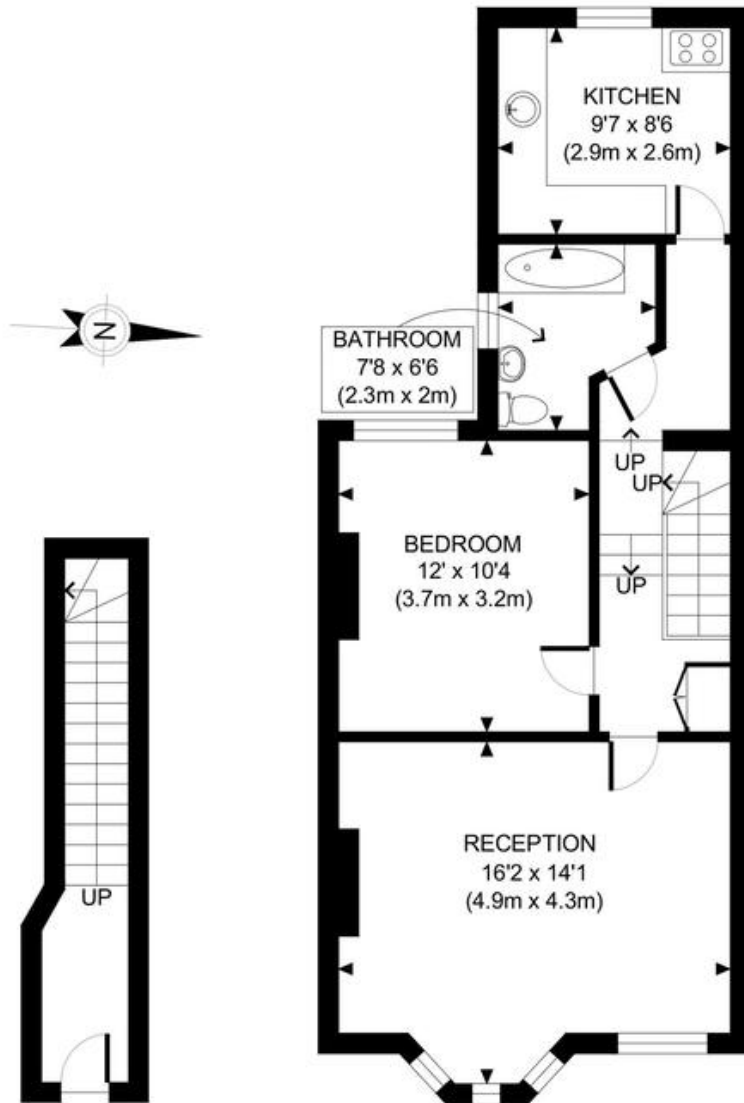
H14 - Northwick Park to Hatch End

## Local Area

This property is located just moments from Harrow Recreation Ground, a beautiful public park perfect for walks or taking the children to play. St Anns and St Georges shopping centres are only 0.5m from the property with plenty of options to fill the weekends. Stanmore Broadway and Hatch End High Road are within easy reach of this property with a wide range of restaurants and bars.



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Hinton Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyer's interest to check the working condition of any appliances.
- 6: Hinton Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 63 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 567 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 630 SQ FT/ 59 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements