



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Charlwood Close

Harrow HA3 6DW

- Two double bedroom
- Garage
- Very good condition throughout
- Good order throughout

Asking Price Of £350,000

EPC Rating '81'





Property Description

A beautifully presented TWO DOUBLE BEDROOM FLAT WITH GARAGE located in this sought-after purpose-built development off Elms Road in Harrow Weald within easy reach of facilities. The property is offered for sale in good order and benefits from double glazed windows, gas central heating, two double bedrooms and a garage located in a detached block. Further benefits include a long lease (in excess of 900 years) and SHARE OF FREEHOLD. CHAIN FREE

This lovely home is located on the first floor of this well maintained, purpose built block located just off of the very sought after Elms Road. There is a spacious West facing semi open plan reception room, a separate modern fitted kitchen with cream gloss units and appliances including a gas hob, electric oven, freestanding washing machine, under counter fridge and separate freezer. There are two double bedrooms both with fitted storage and a partially tiled family bathroom with bath, overhead shower, separate walk in shower cubicle, W.C and basin.

The garage is located to the rear of the communal grounds, residents benefit from beautifully maintained gardens and first





come, first serve parking.

We have been advised the ground rent is peppercorn and the service charge is circa £1,100 per annum.

Local Schools

Bentley Wood School - Ofsted Outstanding
 Kingsley High School - Ofsted Outstanding
 Helix Education Centre - Ofsted Good
 Hujjat Primary School - Ofsted Good
 Weald Rise Primary School - Ofsted Good
 The Sacred Heart Language College
 Salvatorian Roman Catholic College - Ofsted Good
 Belmont School - Ofsted Good
 Whitefriars School - Ofsted Good
 Cedars Manor - Ofsted Good
 St Johns CofE school - Ofsted Good
 Hatch End High School - Ofsted Good
 St Teresa's school - Ofsted Good

Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Overground including fast trains to Euston - 1 mile
 Headstone Lane Station - Overground
 Harrow on the Hill Station - Metropolitan line and National Rail
 Stanmore Station - Jubilee Line
 Edgware Station - Northern Line

H19 Bus Route to Harrow
 140 (N140) Bus Route to Hayes
 182 Bus Route to Brent Cross
 258 Bus Route to Watford/South Harrow
 340 Bus Route to Edgware/Harrow
 H12 Bus Route to Stanmore/South Harrow
 N18 Bus Route to Trafalgar Square

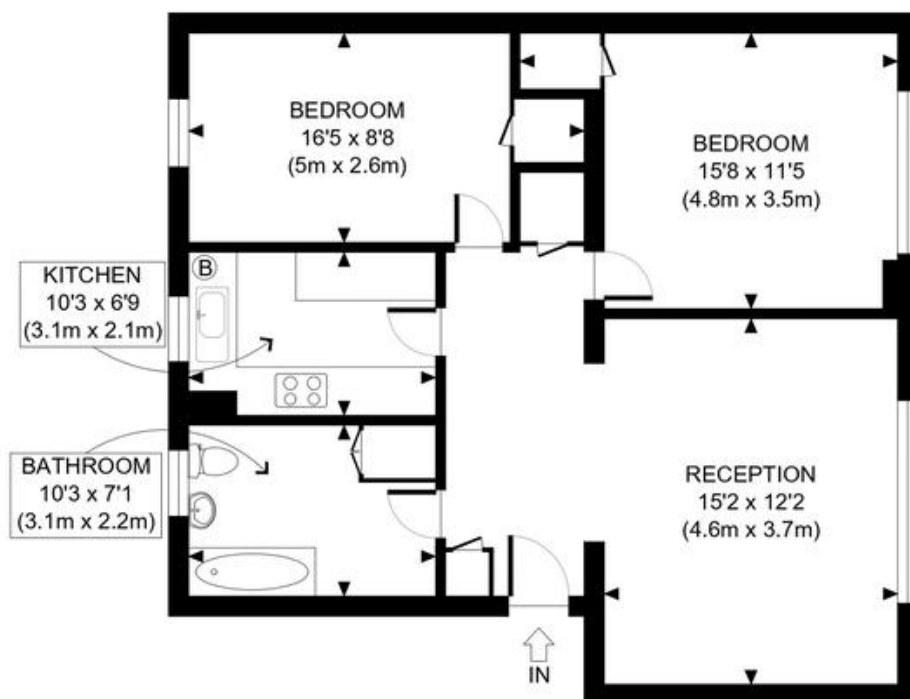
Local Area

Charlwood Close is approximately 0.5 miles to the High Road in Harrow Weald where residents have access to Boxtree Park, tennis courts and cafe. Walking towards Harrow there is Lidl, Iceland and Waitrose, opposite Lidle you will find Harrow Weald bus Garage with various routes available. The High Road offers various other convenience shops, salons, restaurants, bars and bakeries.

The property is approximately 1.5 miles from Stanmore where you will find Sainsbury's, restaurants and cafe's. 2 miles in the opposite direction there is the popular Hatch End with a Morrisons supermarket, Tesco express, restaurant, bars, cafe's and a Leisure Centre.



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 the buyers interests 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



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 731 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 731 SQ FT/ 68 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		