



HINTON
residential

SALES, LETTINGS & MANAGEMENT

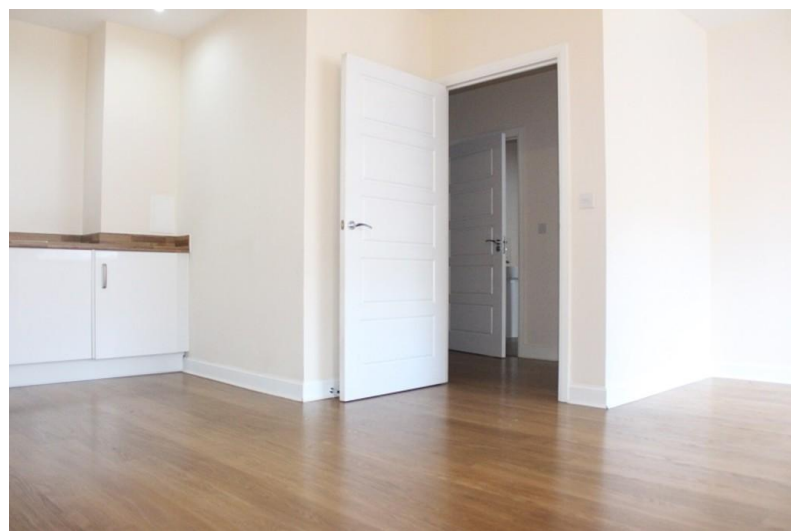
Ladysmith Road

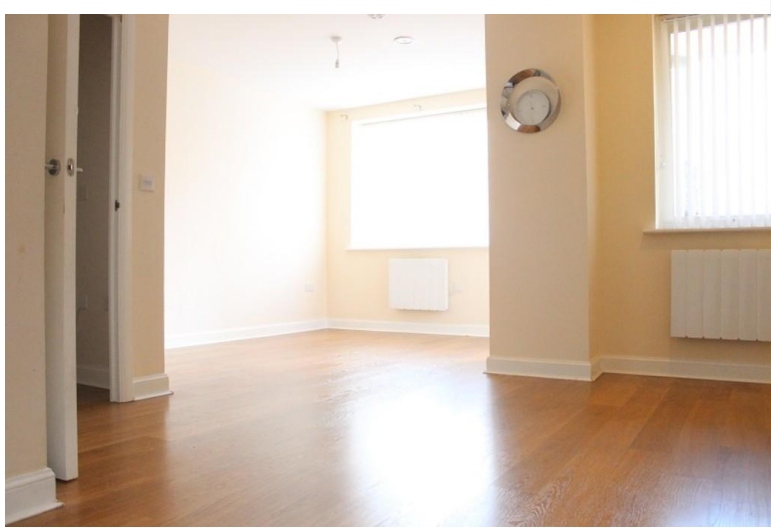
Harrow HA3 5FD

- One bedroom ground floor apartment
- Situated within the popular Artisan Place development
- Modern kitchen & bathroom
- Private terrace

Asking Price Of **£265,000**

EPC Rating 'C'





Property Description

A beautifully presented ONE DOUBLE BEDROOM GROUND FLOOR FLAT situated within the popular development "Artisan Place". The development is located just moments from the amenities of the High Street and is just 0.5 miles from Harrow and Wealdstone Station (Bakerloo Line and Overground including fast trains), Families will appreciate the close proximity to several 'Outstanding' and 'Good' Ofsted-rated schools. The property is offered to the market with a long lease and is CHAIN FREE.

This apartment comprises; a spacious entrance hall with storage leading through into the open plan kitchen living space, with a fitted kitchen white gloss kitchen and access to the private West facing courtyard. There is a double bedroom with access to the tiled bathroom (this is also accessible from the hallway so guests do not need to go through the bedroom). The property benefits from Amtico flooring being laid throughout.

Residents have access to a maintained communal garden with a bicycle shed.

Lease information

We have been advised that there are 113 years remaining on the lease.





We have been advised the service charge is TBC
We have been advised the ground rent is approximately £250 per annum

Local Transport

Harrow and Wealdstone Station - Bakerloo line and Overground to Watford Junction/Euston including fast trains to Euston from 13 minutes. - 0.5m

Headstone Lane Station - Overground line - 0.8m

Harrow on the Hill Station - Metropolitan line and National Rail Service to Marylebone/Aylesbury - 1.3m

258 Bus Route - South Harrow/Watford

140 Bus Route - Harrow Weald/Hayes

182 Bus Route - Brent Cross/Harrow Weald

340 Bus Route - Edgware/Harrow



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		