



## 86 Northolt Road, Harrow, HA2 0ES

- Sought after location
- Large windows with natural light
- Built-in storage solutions
- Fitted Bathroom
- Nearby schools and amenities
- Bright open-plan living space
- Spacious reception room
- Master bedroom with wardrobes
- Close to public transport
- Ideal for first-time buyers and investors

**Asking Price £285,000**

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HERE TO GET *you* THERE

# 86 Northolt Road, Harrow, HA2 0ES

## DESCRIPTION

Delightfully situated in a popular and convenient location, this well-presented one-bedroom flat offers an excellent opportunity for first-time buyers and investors alike.

The property is in good condition throughout and features an appealing open-plan layout, ideal for modern living. The bright and spacious living area benefits from large windows allowing plenty of natural light, creating a welcoming and airy atmosphere. This versatile reception space comfortably accommodates seating, dining and entertaining, and further benefits from built-in storage.

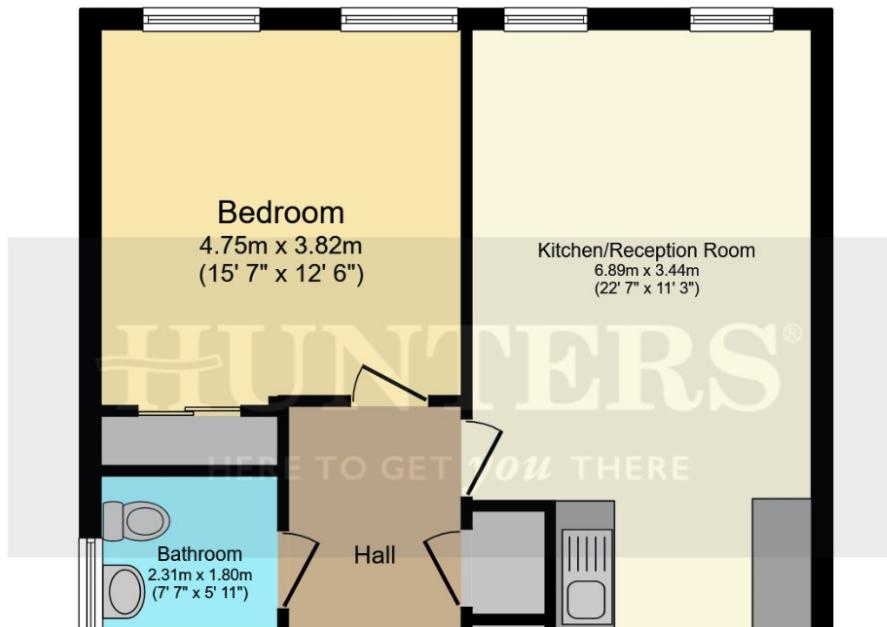
The bedroom is well proportioned and includes built-in wardrobes, providing practical storage while maintaining a clean and uncluttered feel. Completing the accommodation is a fitted bathroom suite, offering a calm and functional space for everyday use.

Conveniently located close to public transport links, local amenities and nearby schools, the property is well positioned for easy day-to-day living. Further benefits include Council Tax Band C.

With its desirable location and practical layout, this flat represents a strong investment opportunity and an ideal home for first-time buyers. Early viewing is recommended.







Floor Plan

Floor area 49.3 sq.m. (531 sq.ft.)

Total floor area: 49.3 sq.m. (531 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Viewings

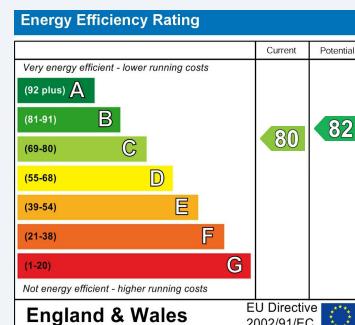
Please contact [stanmore@hunters.com](mailto:stanmore@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.