Connells

Aberdeen Road
HARROW

Aberdeen Road
HARROW HA3 7NF

for sale
£300,000

Property Description

Connells are delighted to offer to the market this spacious two bedroom ground floor flat situated on the popular Aberdeen Road in Harrow, offers well-proportioned accommodation throughout and benefits from a share of freehold, making it an excellent opportunity for first-time buyers, families and investors alike.

The property comprises a welcoming entrance hall with ample storage, a bright and spacious living area perfect for everyday living and entertaining, and a separate fitted kitchen offering a range of wall and base units with plenty of workspace. There are two well-sized bedrooms, providing flexible accommodation for families, home working or guest space, alongside a well-appointed family bathroom.

A particular highlight of the property is the private rear garden, offering a wonderful outdoor space for relaxing, gardening and entertaining during the warmer months.

Conveniently located close to a variety of local amenities, shopping facilities, well-regarded schools and excellent transport links, including access to Harrow town centre and nearby stations, this property combines space, practicality and convenience in a highly sought-after residential location.

Further benefiting from share of freehold ownership and generous storage throughout, this fantastic home must be viewed to be fully appreciated.

Early viewing is highly recommended.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor

Total floor area 62.1 m² (669 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
HARROW HA1 2RH

EPC Rating: C

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW313261

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.