



HINTON
residential

SALES, LETTINGS & MANAGEMENT

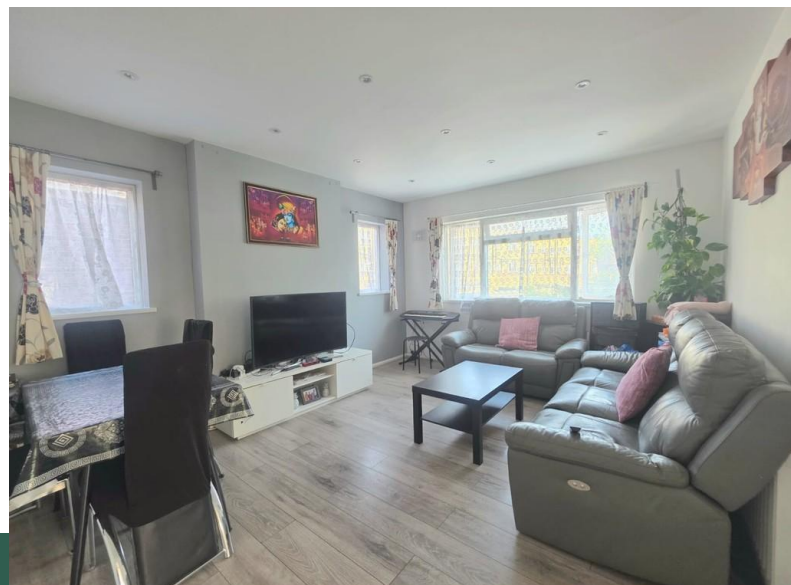
Alma Row

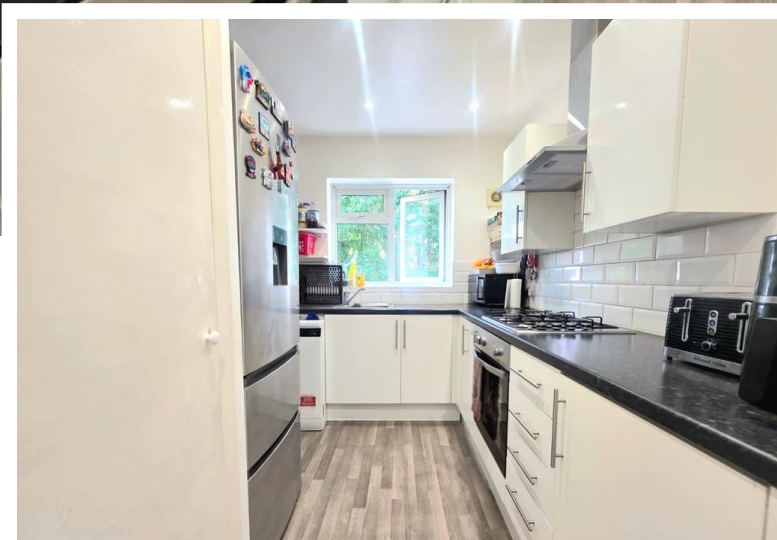
Harrow HA3 6HN

- Two double bedroom
- Maisonette with own front door
- Renovated by the current owners
- Long lease

Asking Price Of **£350,000**

EPC Rating '69'





Property Description

A very well presented TWO DOUBLE BEDROOM first floor maisonette with PRIVATE REAR GARDEN ideally located on this quiet residential road just off of the High Road so there is easy access to Harrow Weald Bus Garage, Waitrose, Lidl, cafe's and local schools. The property has been renovated by the existing owners and has a modern finish throughout.

This lovely home comprises; a spacious reception room with space to dine, a separate white gloss kitchen with an integral gas hob, oven and space for a dishwasher, fridge/freezer and washing machine, a master bedroom with fitted wardrobes, a second double bedroom and a tiled family bathroom with bath and overhead shower.

The good sized rear garden offers opportunity for budding gardeners to put their own stamp on it, there is a small patio, ideal for summer entertaining.

We have been advised there are approximately 932 years remaining on the lease, please note there is an absent freeholder.



We have been advised there is no service charge or ground rent.

Local Schools

Kingsley High School - Outstanding
Bentley Wood - Outstanding
Nower Hill High School - Outstanding
Grimsdyke School - Outstanding
Stanburn Primary School - Good
Avanti House Primary School - Good
Salvartorian College - Good
Sacred Heart Language College - Good
Cedars Manor - Good
Hujjat School - Good
Weald Rise Primary School - Good
St Theresa's Primary School - Good
Belmont School - Good
Pinner Park School - Good
Marlborough Primary School - Good
Hartsbourne Primary School - Good
St Josephs Catholic School - Good
Norbury School - Good
Alpha Prep - Independent
Immanuel College - Independent

Local Transport

Headstone Lane Station - Overground
Harrow and Wealdstone Station - Bakerloo and Overground
(including fast trains to Euston from 13 minutes)
Stanmore Station - Jubilee Line
Harrow on the Hill Station - Metropolitan Line and National
Rail services between Aylesbury and Marylebone

182 - Harrow Weald to Brent Cross
258 - South Harrow to Watford
340 - Harrow Bus station to Edgware
H12 - South Harrow to Stanmore
H18 - Harrow Bus Station

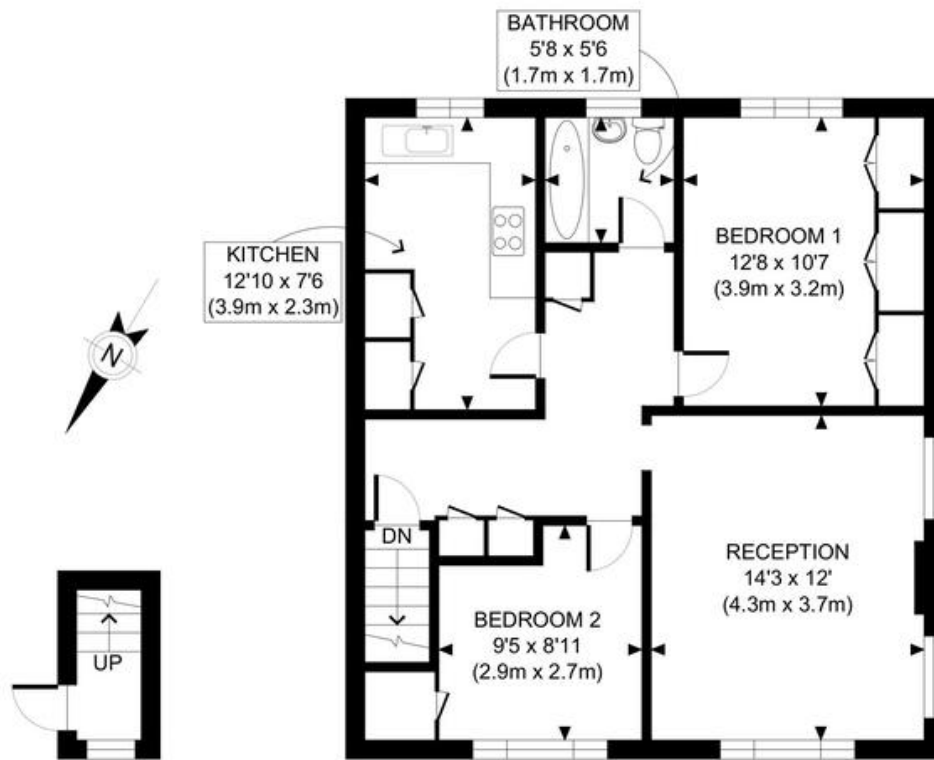
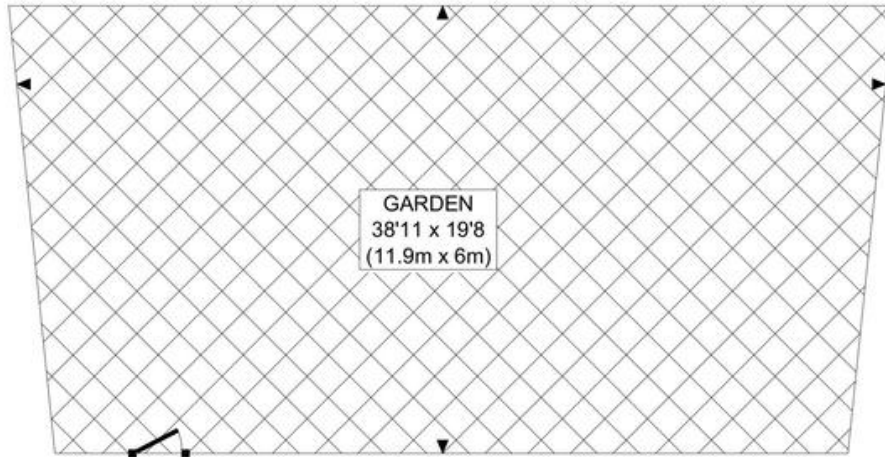
Local Area

Located just off of the High Road, residents benefit from easy access to local bus routes from Uxbridge Road. This home is only a short walk from Boxtree Park where there are newly refurbished tennis courts, a café and space for the kids to play so perfect for warm weekends. There are two supermarkets located on the adjacent High Road, along with convenience shops, cafe's and a bakery.

Hatch End and Stanmore are less than 2 miles from the property with bus routes from Uxbridge Road, both areas offer plenty of variety 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 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.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 19 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 672 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 691 SQ FT/ 64 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		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		