



East Croft House, Northolt Road, Harrow, HA2 0ER

Asking Price £249,000



## East Croft House, Northolt Road, Harrow, HA2 0ER

A modern ground floor garden flat, ideally positioned just 360 yards from South Harrow Tube (Piccadilly Line) and a wide range of shops, cafés and restaurants.

The property features a spacious open-plan kitchen/reception with integrated appliances and direct access to a private courtyard garden, perfect for relaxing or entertaining. There is also a well-proportioned double bedroom, a part tiled bathroom, ample storage, and access to a communal roof terrace. New boiler with 5 year guarantee. With a 110-year lease, entryphone system, and excellent local amenities including Waitrose and Aldi within walking distance, plus sought-after schools nearby, this flat makes an excellent first-time buy or investment opportunity.

- Ground Floor Garden Flat
- One Double Bedroom
- Open Plan Reception Room/Kitchen
- Fully Integrated Kitchen
- Bathroom
- Private Courtyard Garden
- Storage Cupboards
- Entryphone System
- Close To South Harrow Station/Shops
- Lease Years Remaining 110 Years

**Council Tax Band: C**

Leasehold





### **INTERNALLY**

Upon entering, you are welcomed into a central hallway with two storage cupboards. Door from the hallway leads to a part tiled bathroom with panel enclosed bath, pedestal wash basin and wc. . There is an open-plan kitchen/lounge/dining room providing a versatile space for both relaxing and entertaining, there is a full height window and french doors opening onto a private courtyard garden. The kitchen is well laid out with integrated appliances and ample worktop space, new boiler with 5 year guarantee. The master bedroom is generously sized with a large full height window.

### **EXTERNALLY**

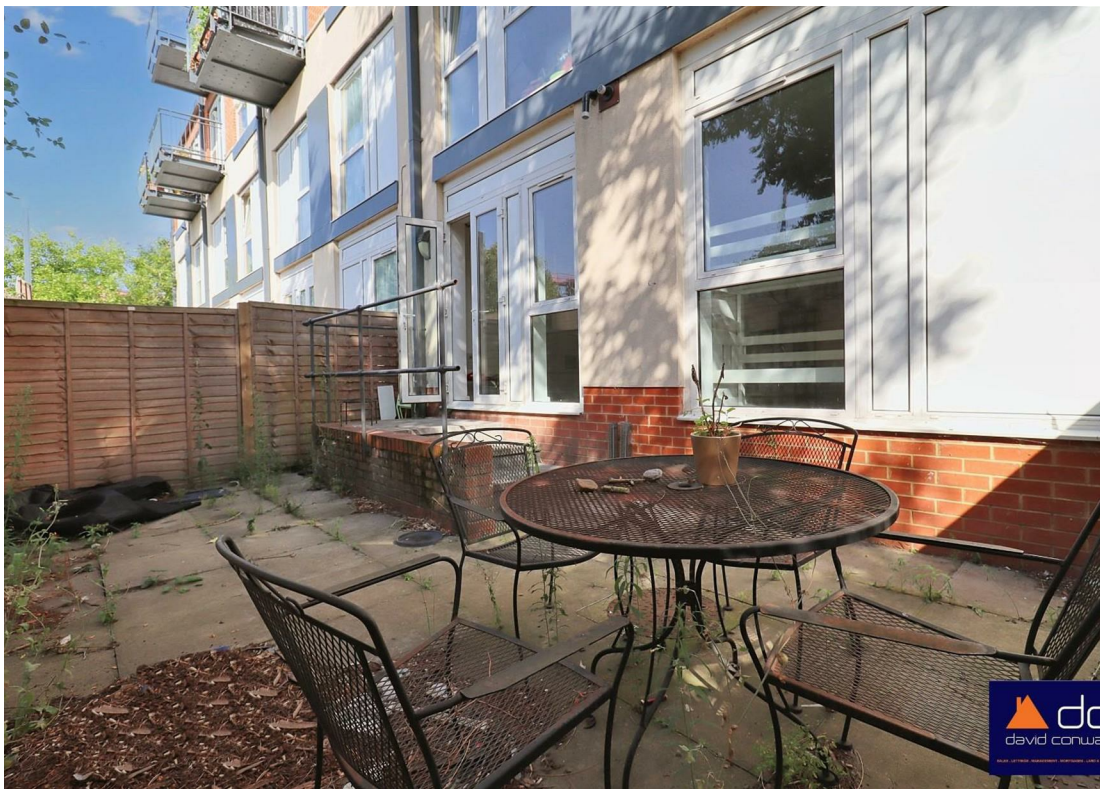
Private courtyard garden and communal roof terrace.

### **LOCATION**

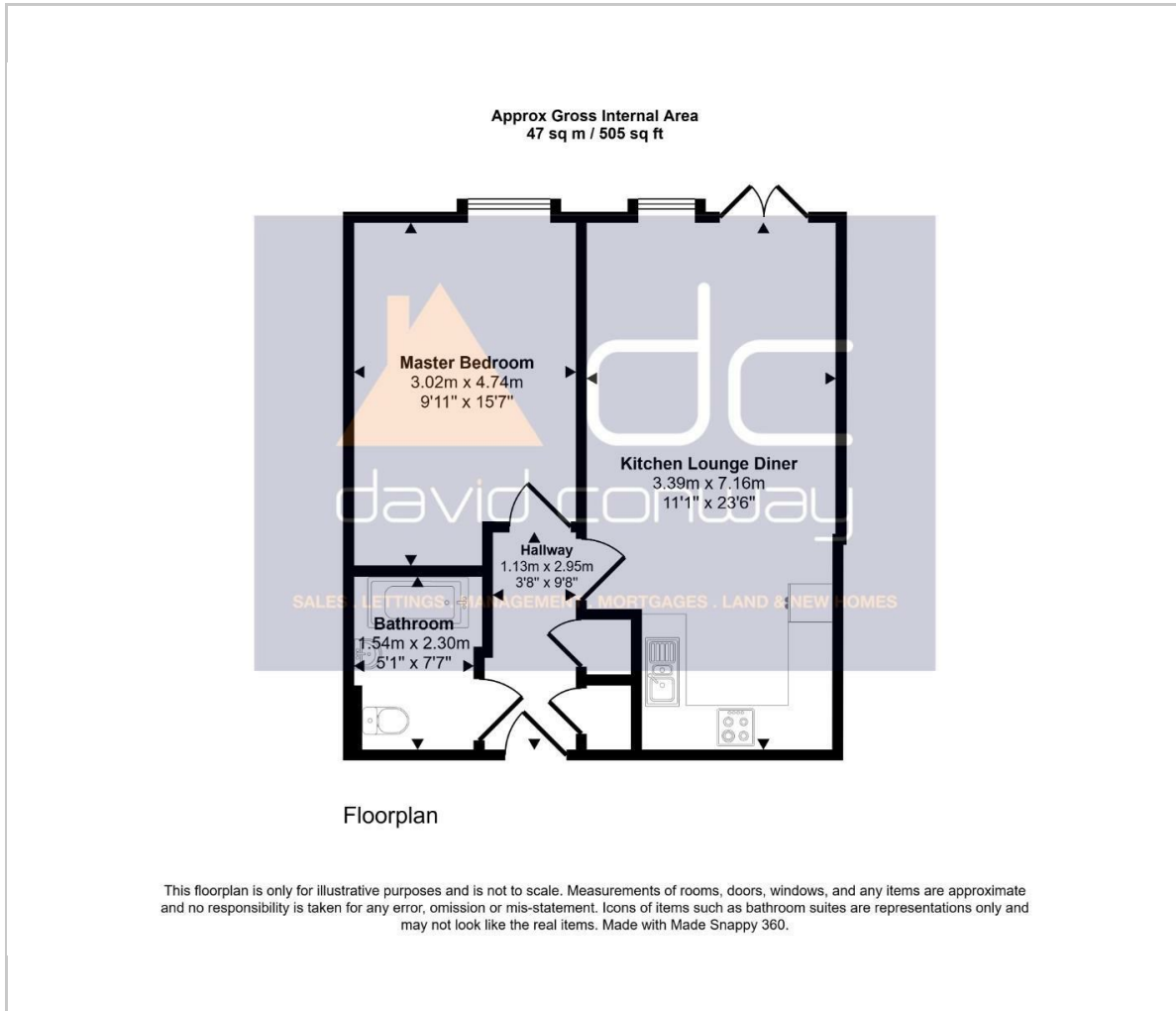
Located just 360 yards to South Harrow's Piccadilly Line Tube Station and bus station along with South Harrow's busy shopping centre with an Aldi supermarket and numerous cafes and restaurants. With the convenience of Waitrose just a one minute walk away. Local schools include Roxeth Primary School 550 yards away, Welldon Park Primary School 770 yards away, Grange Primary School 850 yards away and Whitmore High School 710 yards away from the property.

### **ADDITIONAL INFORMATION**

Leasehold 110 years remaining  
Ground Rent - £250.00 per annum  
Service Charge -£2,131.56 per annum  
Council Tax Band C - £2129.65  
(all above as advised)



## Floor Plan



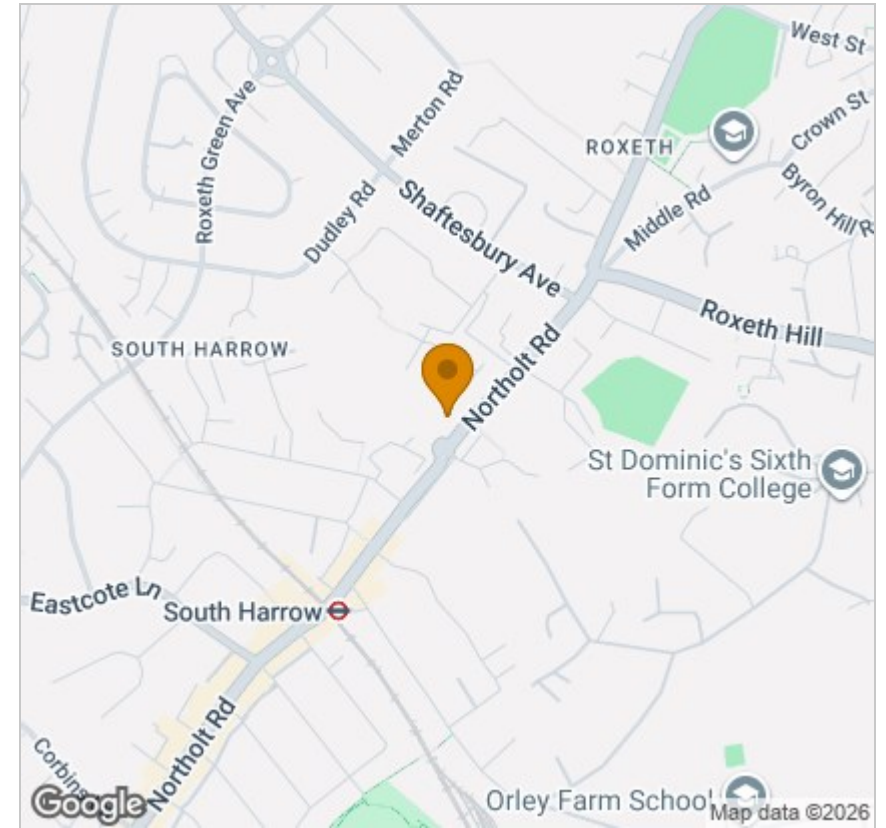
## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

