

WOODBERRY AVENUE, NORTH HARROW



One Bedroom First Floor Flat

Guide Price £275,000

Description

Robertson Phillips are pleased to have received Sole Agency instructions to offer for sale this spacious one bedroom first floor converted flat conveniently positioned for shopping and transport facilities including a choice of either North Harrow or Harrow/Wealdstone stations. The property is offered for sale in very good order throughout and benefits from both gas central heating (boiler is 4 years old), double glazed windows and a fully fitted kitchen & modern bathroom. Additional features include loft storage, some period features (pictures rails, cornicing etc), a recently renewed lease in excess of 145 years and No Upper Chain. An internal inspection comes highly advised.

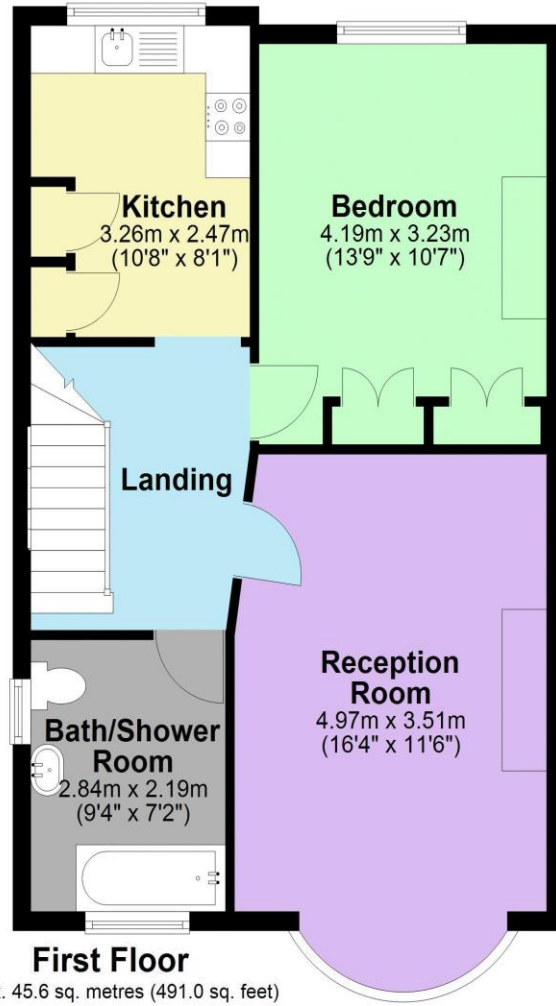
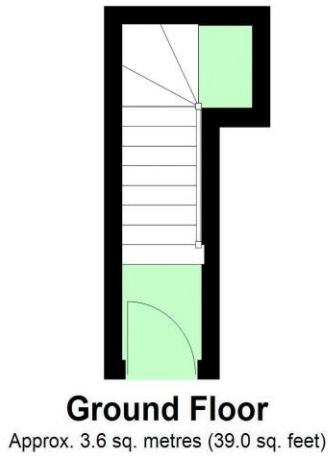


- *One bedroom first floor converted flat*
- *Gas central heating and double glazed windows*
- *Fully Fitted Kitchen & Modern Bathroom*
- *Newly granted extended lease (over 145 years)*
- *Spacious room with some period features*
- *No Upper Chain*



Additional Information

TENURE: LEASEHOLD
LOCAL AUTHORITY: LONDON BOROUGH OF HARROW
ENERGY EFFICIENCY RATING: C



Total area: approx. 49.2 sq. metres (530.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.