



Connells

Francis Road
Harrow



Property Description

GUIDE PRICE £325,000 - £350,000

Connells are pleased to present this spacious two-bedroom first floor flat, well presented throughout and offering comfortable, well-proportioned accommodation ideal for a range of buyers.

The property benefits from a bright and spacious reception room, providing an excellent space for both relaxing and entertaining. The separate fully fitted kitchen is well laid out, offering ample storage and worktop space. Both bedrooms are generously sized, complemented by a well-appointed bathroom.

Further features include a private balcony, providing an ideal outdoor retreat, ample internal storage and the convenience of an allocated parking space.

Francis Road is conveniently situated in this residential area in Kenton popular for it's access to Kenton Silver Link/Bakerloo line and Northwick Park Metropolitan line stations as well as the many local shops

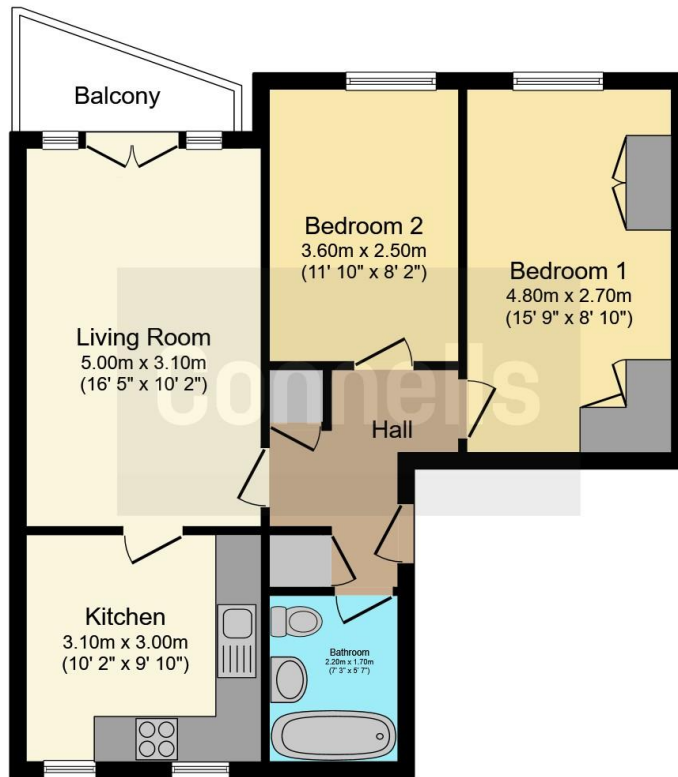
This attractive flat combines space, practicality and comfort, making it an excellent choice for homeowners and investors alike.

Viewings are highly recommended.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.





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.focalagent.com

To view this property please contact Connells on

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E harrow@connells.co.uk

182 Station Road
 HARROW HA1 2RH

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1108.72

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HRW311766

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.



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.

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