



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

**Christchurch Avenue**

Harrow HA3 5BA

- Two bedroom
- First Floor
- Access to south facing garden
- Own front door

**£325,000**

EPC Rating '46'





## Property Description

A TWO BEDROOM first floor maisonette with a BALCONY AND PRIVATE GARDEN. This property is conveniently located just moments from Harrow and Wealdstone Station (Bakerloo line and Overground including fast trains), local bus routes, amenities and schools with Ofsted ratings of 'good' and 'outstanding'. The property is offered to the market with a long lease and would be perfect for commuters, families and investors.

This home comprises; a very large bay fronted reception room with space for entertaining and dining, a large master bedroom with space for wardrobes, a second very good sized single bedroom, a tiled family bathroom with bath, overhead shower attachment, W.C and basin and a fitted kitchen with integral gas hob, oven and space for a washing machine and Fridge/Freezer.

The south facing garden is accessible from a staircase leading down from the balcony off of the kitchen.

The property further benefits from recently installed double glazed windows throughout, gas fired central heating and





access into the loft.

## Property Information

We have been advised that the property will be sold with a lease in excess of 170 years.

We have been advised there is no service charge.

We have been advised that the building insurance is £600 per annum payable to the freeholder

We have been advised the ground rent is peppercorn



## Local Schools

The Jubilee Academy - Ofsted 'Outstanding'

Priestmead Primary School and nursery - Ofsted 'Outstanding'

Elmgrove Primary School - Ofsted 'Good'

St Jerome Primary School - Ofsted 'Good'

Belmont School - Ofsted 'Good'

St Josephs Catholic Primary School - Ofsted 'Good'

Harrow High School - Ofsted 'Good'

Marlborough Primary School - Ofsted 'Good'

Salvatorian Roman Catholic College - Ofsted 'Good'

The Sacred Heart Language College - Ofsted 'Good'

Whitefriars School - Ofsted 'Good'

Norbury School - Ofsted 'Good'

Alpha Preparatory School - Independent

Harmony Primary School - Independent

*\*\*Ofsted ratings are subject to change and purchasers should do their own due diligence*



## Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Overground including fast trains to Euston from 13 minutes - 0.3m

Kenton Station - Bakerloo Line and Overground - 0.8m

Harrow on the Hill - Metropolitan Line and Chiltern Line from Aylesbury to Marylebone - 0.9m

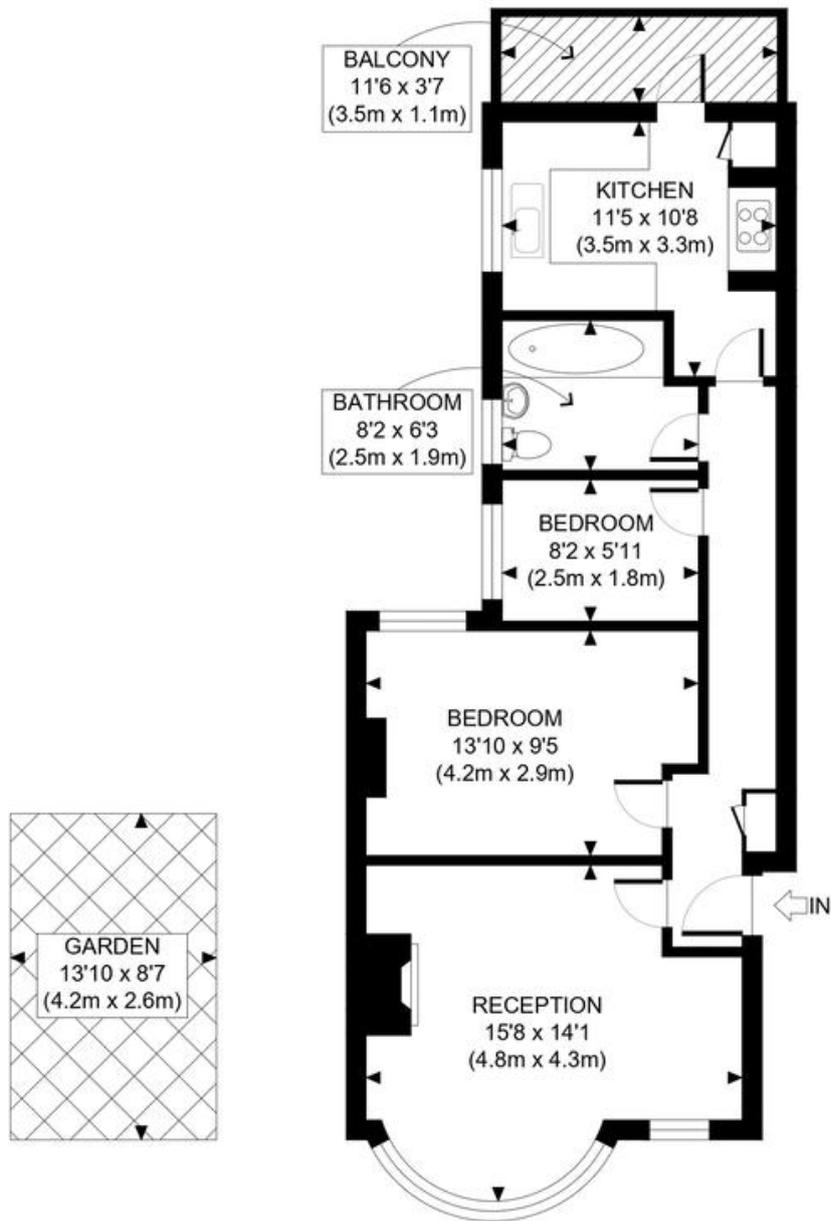
H9 Bus route



## Local Area

This lovely home is perfect for young families and commuters, being just a stone's throw from Harrow Leisure Centre with a gym, swimming pool and climbing wall so plenty to keep the children entertained on the weekends. There is a choice of Byron Park and Kenton Recreation Ground close by. Harrow on the Hill is less than 2 miles away where you will find a choice of restaurants, bars, a cinema and St Anns and St. George's shopping centres.

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 in the buyer's interest 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

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 601 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 601 SQ FT/ 56 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		76 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		