

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL enquiries@david-charles.co.uk

BUTLER AVENUE, WEST HARROW, HA1 4EJ



PRICE.... £229,950....SHARE OF FREEHOLD

This well presented one bedroom first floor conversion flat (299 sq.ft/27.8 sq.m) is located on this tree lined avenue within easy walking distance to both West Harrow and Harrow on the Tube and Overground Train Stations. The accommodation comprises of a communal entrance access by entry phone system leading communal entrance hall and stairs to the first floor, own front door leading to an open plan 16'8ft living/kitchen, 10'9ft double bedroom with fitted wardrobes and modern fitted bathroom/WC. Outside there is a well keep communal garden which is mainly laid to lawn with a paved patio. The property benefits from a 118 year unexpired lease, from being sold chain free and being an ideal first time buy or rental investment.

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LEASE
118 Years Unexpired

SERVICE CHARGE - £86 pa
GROUND RENT - £100 pa

COUNCIL TAX
London Borough of Harrow Council - Band B - £1,863.45

LOCAL SCHOOLS
Vaughan Primary School - 0.4 Miles
St Anselm's Catholic Primary School - 0.4 Miles
Norbury Primary School - 0.44 Miles
Whitmore High School - 0.5 Miles

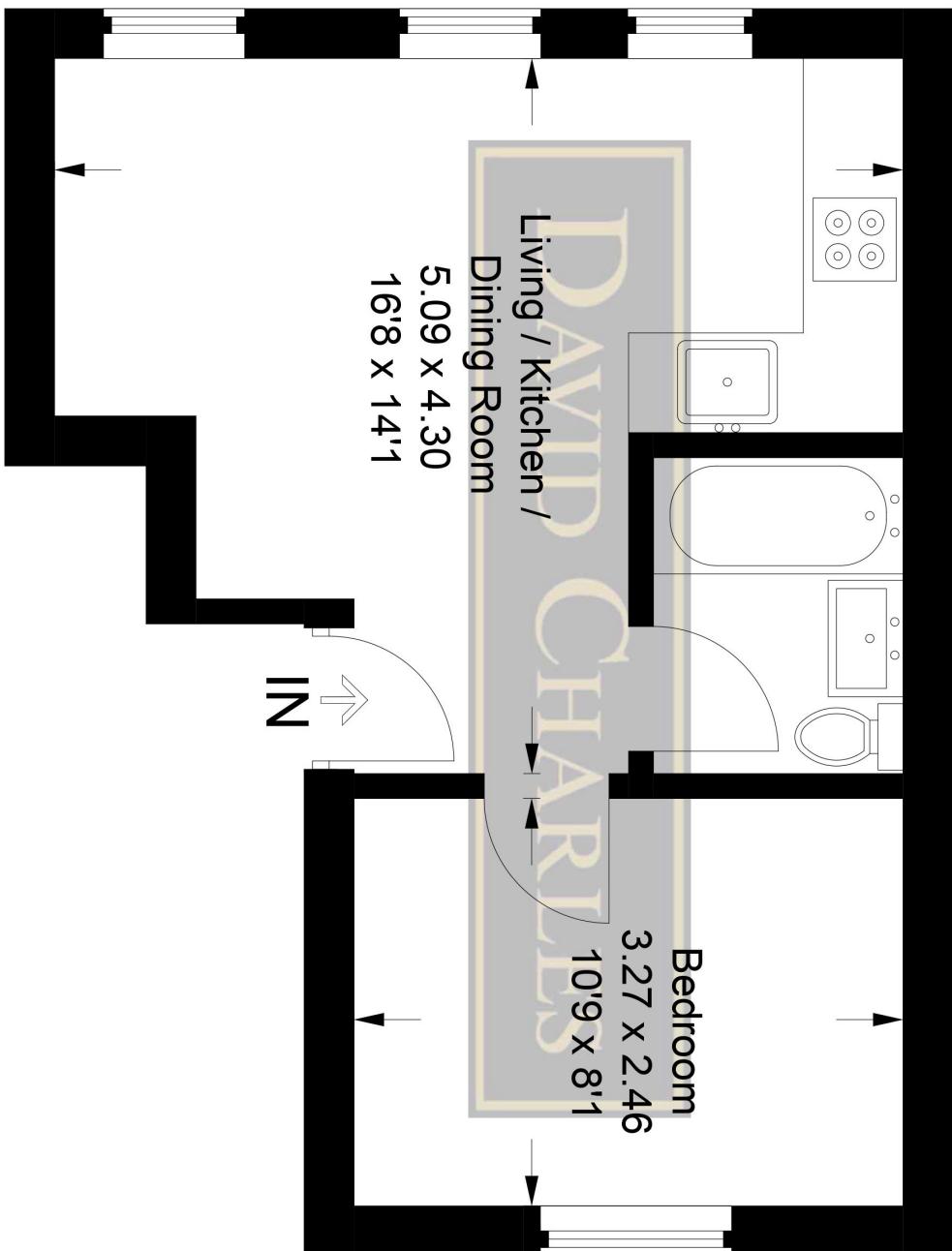
LOCAL TRANSPORT
West Harrow Metropolitan Line Station - 0.4 Miles
Harrow-on-the-Hill (Metropolitan Line/Chiltern Main Line) - 0.4 Miles



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

Butler Avenue

Approximate Gross Internal Area
27.8 sq m / 299 sq ft



For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.