



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Lynn Close

Harrow HA3 5LP

- Potential for extension (STPP)
- Parking for 2 cars
- Chain free
- Share of freehold

Asking Price Of £290,000

EPC Rating 'TBC'





Property Description

A rare opportunity to purchase this stunning ONE BEDROOM, GROUND FLOOR apartment with parking for two cars and POTENTIAL FOR EXTENSION INTO A 2 BEDROOM (STPP) located on this quiet residential cul-de-sac in Harrow Weald. The property is offered to the market with no onward chain and in excellent condition with the benefit of a SHARE OF FREEHOLD.

This lovely home comprises; A spacious reception room, a separate fitted shaker style kitchen with an integral electric hob (there is a gas supply so this can be changed if required), electric oven, fridge/freezer and space for a washing machine, a very good sized double bedroom with fitted storage and a family bathroom with bath and overhead shower attachment.

There is a large wrap around gardens surrounding the building and a car park with two available spaces for this apartment.

We have been advised that there is no ground rent to pay. Residents pay a contribution monthly to the building insurance and maintenance.

Local Schools

Whitefriars School - all age groups - Ofsted 'Good'



Salvatorian Roman Catholic College - Secondary - Ofsted 'Good'
Cedars Manor - Primary - Ofsted 'Good'
Sacred Heart Language College - Secondary - Ofsted 'Good'
Kingsley High School - Secondary - Ofsted 'Outstanding'
Marlborough Primary School - - Ofsted 'Good'
St Theresa's School - Primary - Ofsted 'Good'
Hatch End High School - - Ofsted 'Good'
Pinner Park Primary School - - Ofsted 'Good'
Hujjat Primary School - - Ofsted 'Good'
Weald Rise - Primary School - Ofsted 'Good'
Belmont School - primary - Ofsted 'Good'

Please note Ofsted ratings are subject to change

Local Transport

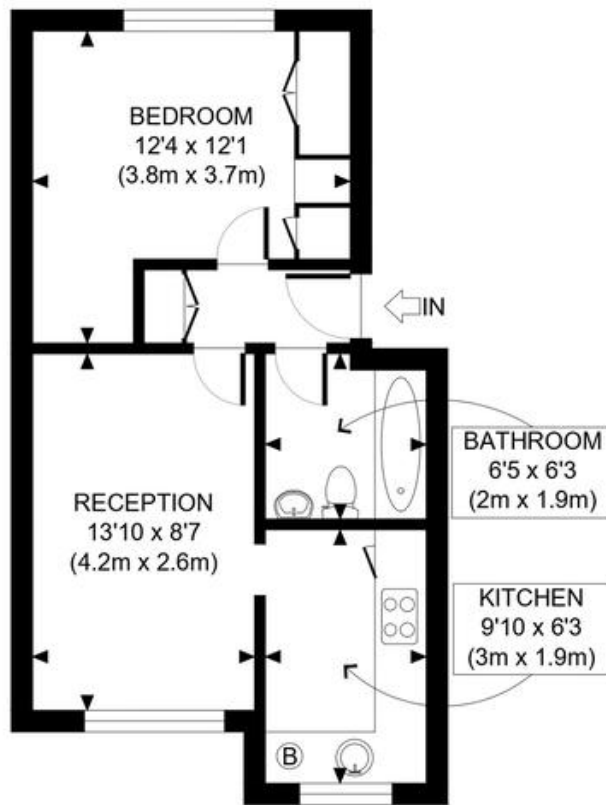
Headstone Lane Station - 0.3m - Overground to Watford Junction and Euston
Harrow and Wealdstone Station - 1.0m - Bakerloo Line and Overground to Watford Junction and Euston including fast trains to Euston from 13 minutes
H12 Bus Route to Stanmore/South Harrow
H19 Bus Route to Central Harrow

Local Area

This property is perfectly located for commuters needing access into London being only 0.4m from the nearest station. Residents have a choice of local parks to visit to spend the weekend including Boxtree Park where you will find tennis courts and a café. Harrow on the Hill is approximately 2 miles away and there are a choice of shopping centres, restaurants and bars. Hatch End and Stanmore are also easily accessible giving you plenty of choice to fill the weekends







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 381 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 381 SQ FT/ 35 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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements