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ROBERTSON PHILLIPS
Est. 1991

KINGSLEY ROAD, SOUTH HARROW



Two Bedroom Ground Floor Flat ***Offers Over £440,000***

Description

Stunning Two-Bedroom Ground Floor Flat with a Large Private Garden & Share of Freehold – Just 0.3 Miles from South Harrow Station. Key Features Private Outdoor Oasis: Generous, beautifully maintained rear garden backing directly onto peaceful parkland. Prime Transport Links: Excellently located just a short 0.3-mile stroll (approx. 6 minutes) to South Harrow Piccadilly Line Station. Premium Comforts: Underfloor heating throughout the living room and kitchen/diner, alongside gas central heating and full double glazing. Modern Open Flow: Contemporary fitted kitchen/diner boasting stylish tri-folding doors that seamlessly connect indoor and outdoor living. Excellent Tenure: Offered with a highly desirable Share of Freehold. Smart Layout: Two genuine double bedrooms, a dedicated wet room, a separate W.C., and a clever utility storage hallway .Full Description The Property This spacious, beautifully maintained two-double-bedroom ground-floor flat offers the perfect blend of modern suburban living, premium finishes, and exceptional outdoor space. Stepping inside through a secure communal porch and lobby, you are greeted by a welcoming hallway. The hallway features clever built-in storage space, fully plumbed to keep your washing machine and dryer neatly tucked away. The heart of the home lies to the rear, perfectly designed to maximize natural light and views of the garden. The bright living room offers direct access to the outdoors, while the adjacent modern fitted kitchen/diner serves as a fantastic entertaining space. The kitchen features sleek cabinetry and premium tri-folding doors that open entirely to the patio. Both of these main living spaces benefit from the luxury of independent underfloor heating. The remainder of the property comprises two generously sized double bedrooms, a fully tiled contemporary wet room, and a separate, convenient W.C. External & Gardens The crowning jewel of this home is the expansive, beautifully manicured private rear garden. Offering a rare degree of privacy, the garden backs directly onto open parkland, making it an idyllic retreat for morning coffees, al fresco dining, or keen gardeners.



The Location

Commuters will love the convenience of this location. Positioned just 0.3 miles from South Harrow Station (Piccadilly Line), you enjoy swift, direct access into Central London. South Harrow's vibrant high street—offering an array of supermarkets,







- *Sizable two bedrom ground floor garden flat*
- *Large rear garden backing onto parkland*
- *Offered for sale in very good condition*
- *Two double bedrooms and spacious lounge open to kitchen/diner*
- *Close to facilities including South Harrow station*
- *Viewing highly advised*

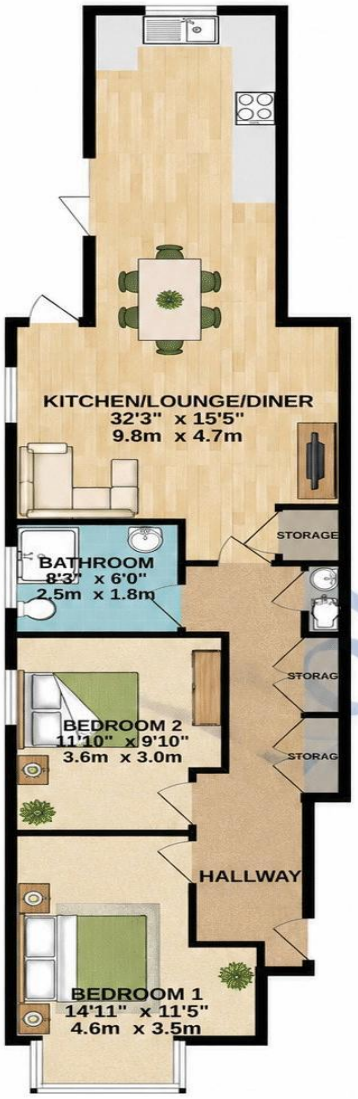
Additional Information

TENURE. SHARE OF FREEHOLD

LOCAL AUTHORITY. HARROW

ENERGY EFFICIENCY RATING. C

GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



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TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ARLA Association of Residential Letting Agents
NAEA National Association of Estate Agents
The Property Ombudsman

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.