



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Artisan Place

Harrow HA3 5FD

- Two double bedroom
- Master bedroom with en-suite
- Chain free
- Allocated parking for 1 car

Offers in excess of £310,000
EPC Rating 'C'



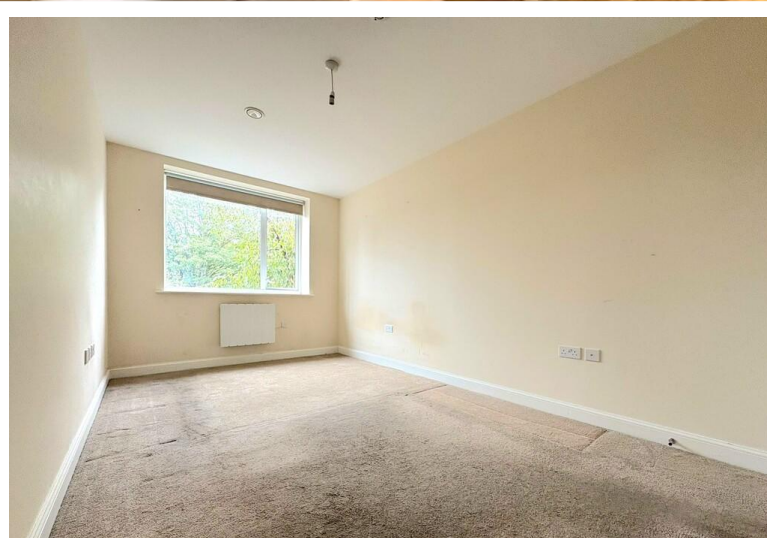


Property Description

A TWO DOUBLE BEDROOM, TWO BATHROOM first floor apartment in this modern block with a lift and allocated parking for 1 car. The property comprises the following:- Video/phone entry system, spacious entrance hall with two large storage cupboards, modern fitted kitchen (with appliances including fridge/freezer, dishwasher, hob & oven) which is open plan to the generous sized reception room. Two double bedrooms one with en-suite shower room and separate family bathroom with bath. Private balcony leading off of the kitchen/reception room.

Local Area

The property is located on this popular residential development only 0.5 miles from Harrow and Wealdstone Station with access to the Bakerloo Line and Lioness Line including fast trains to Euston from 13 minutes. The local High Street is only a short walk and offers amenities such as Asda, Iceland, Coffee shops and restaurants. There is no end of ways to fill the evening and weekends with the location of this home, being only 0.7m from Harrow and Wealdstone Station residents can jump on a train and be in London in less than 15 minutes! Byron Park and Boxtree Park are also both within close proximity of the property for weekend walks.





Harrow, Hatch End and Stanmore offer you plenty of choice of restaurants and bars

Local Schools

The Sacred Heart Language College - Ofsted 'Outstanding'
Salvatorian Roman Catholic College - Ofsted 'Good'
Whitefriars School - Ofsted 'Good'
Belmont School - Ofsted 'Good'
Marlborough School - Ofsted 'Good'
Weald Rise Primary School - Ofsted 'Good'
Alpha Prep School - Independent
St Jerome School - Ofsted 'Good'
Helix Education Centre - Ofsted 'Good'
St Josephs Catholic School – Ofsted 'Good'
Hujjat Primary School - Ofsted 'Good'
Kingsley High School - Ofsted 'Outstanding'
Cedars Manor School - Ofsted 'Good'

Local Transport

Harrow and Wealdstone Station - Bakerloo line and Overground to Watford Junction/Euston including fast trains to Euston from 13 minutes. - 0.5m
Headstone Lane Station - Overground line - 0.8m
Harrow on the Hill Station - Metropolitan line and National Rail Service to Marylebone/Aylesbury - 1.3m
258 Bus Route - South Harrow/Watford
140 Bus Route - Harrow Weald/Hayes
182 Bus Route - Brent Cross/Harrow Weald
340 Bus Route - Edgware/Harrow

Room Measurements

RECEPTION ROOM 17' 4" x 19' 4" (5.3m x 5.9m)

BALCONY 15' 5" x 4' 3" (4.7m x 1.3m)

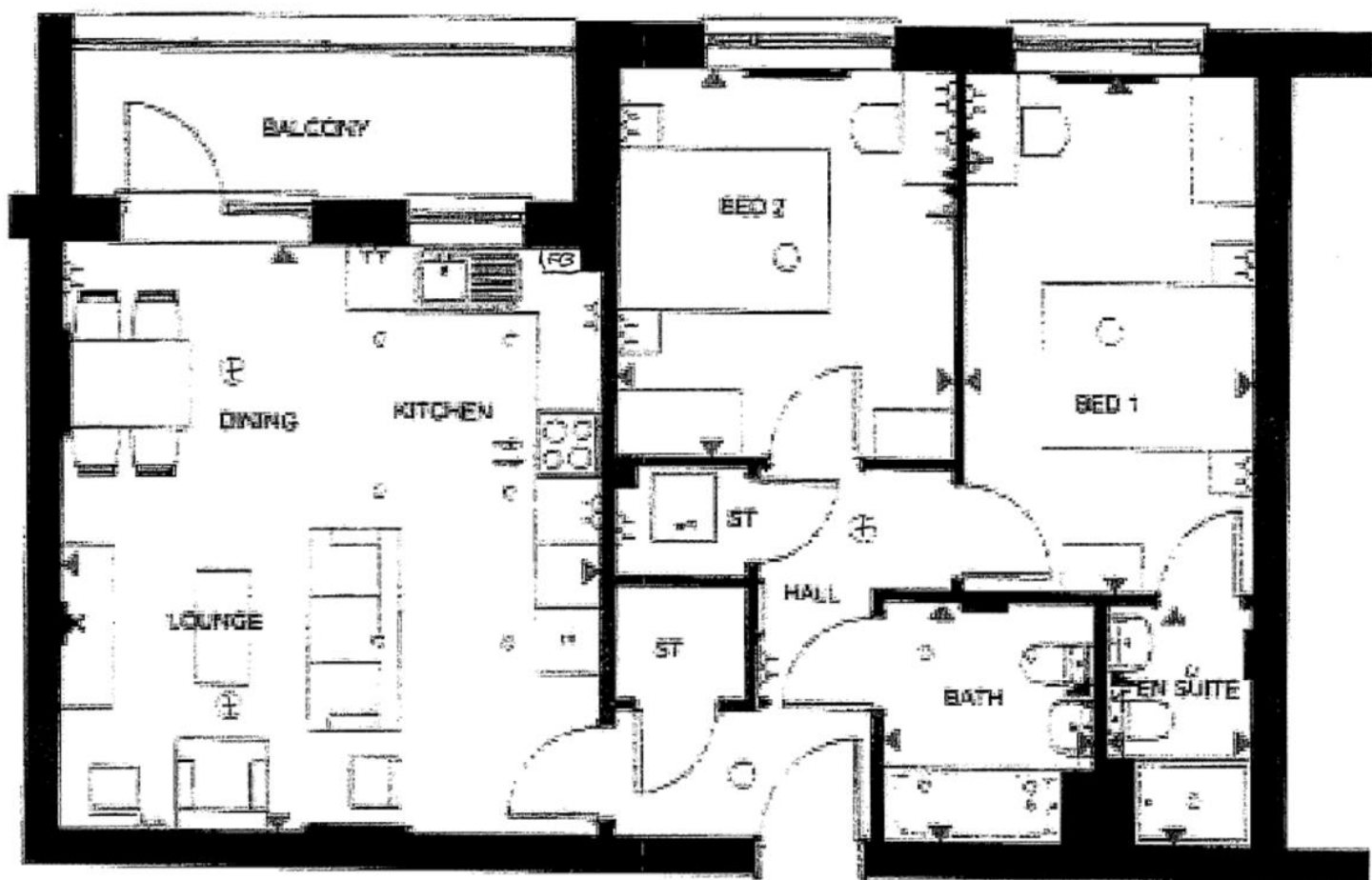
BEDROOM 1 15' 5" x 8' 10" (4.7m x 2.7m)

ENSUITE 4' 3" x 7' 2" (1.3m x 2.2m)

BEDROOM 2 10' 5" x 11' 5" (3.2m x 3.5m)

BATHROOM 5' 6" x 7' 2" (1.7m x 2.2m)

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 the buyers interests 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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