



HINTON
residential

SALES, LETTINGS & MANAGEMENT

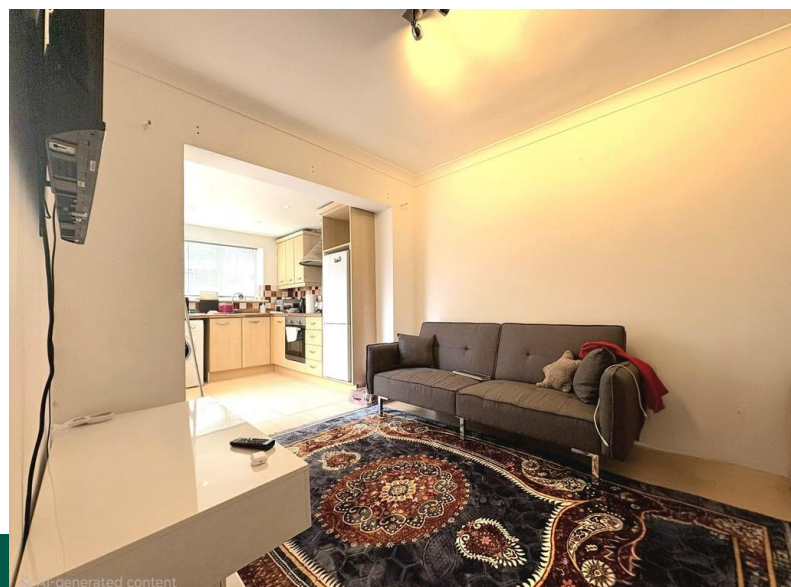
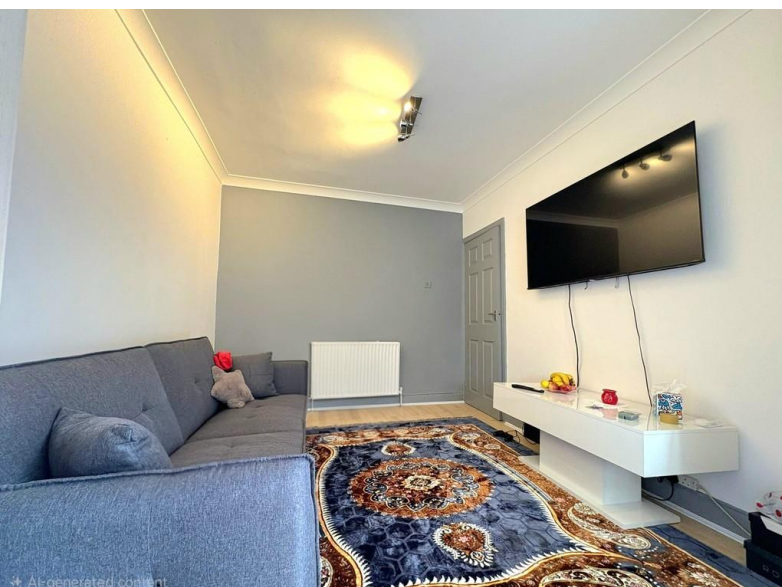
Belsize Road

Harrow HA3 6JL

- Share of freehold
- Private garden
- Parking for one car
- Open plan

Asking Price Of £250,000

EPC Rating '71'





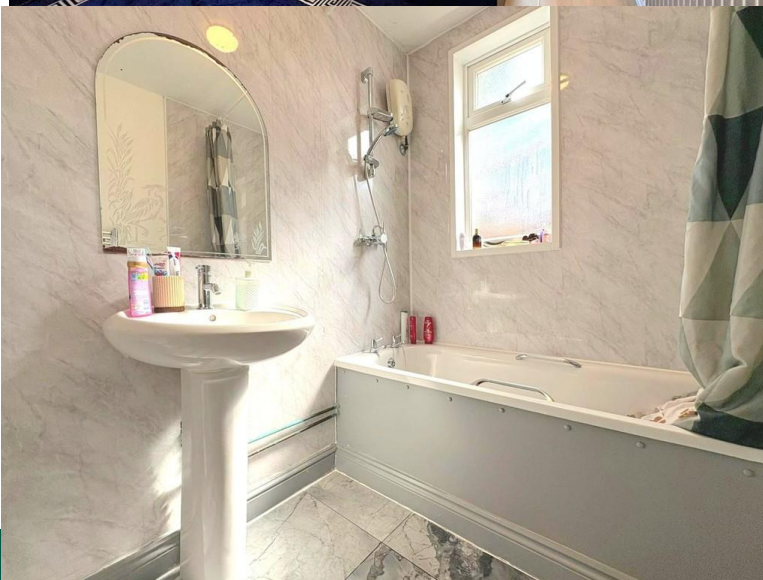
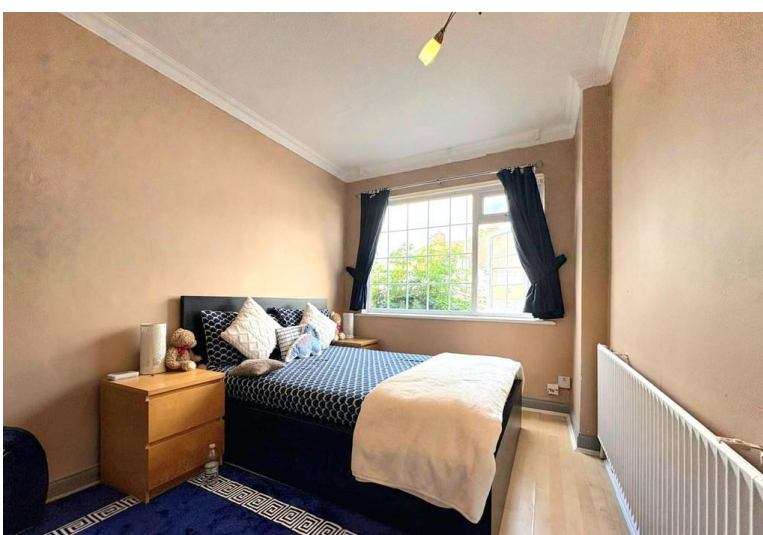
Property Description

A well presented ONE BEDROOM GROUND FLOOR APARTMENT WITH GARDEN AND DRIVEWAY located on this popular residential road off of the Uxbridge Road. This home is conveniently placed for access to local bus routes, schools and supermarkets. The property is CHAIN FREE and benefits from a SHARE OF FREEHOLD

The property comprises; A good sized west facing double bedroom, a modern bathroom with bath, overhead shower, W.C and basin, a large reception room open to the fitted kitchen with space for appliances such as a washing machine, gas hob, oven and fridge/freezer. There is access to an east facing rear garden from the kitchen.

Local Area

Belsize Road is a popular residential road located just off the Uxbridge Road, residents benefit from easy access to local bus routes from the High Road. This home is only a short walk from Boxtree Park where there are newly refurbished tennis courts, a café and space for the kids to play so perfect for warm weekends. There are two supermarkets located on the





adjacent High Road, along with convenience shops, cafe's and a bakery.

Hatch End and Stanmore are less than 2 miles from the property with bus routes from Uxbridge Road, both areas offer plenty of variety of restaurants and bars.

Local Transport

Headstone Lane Station - 0.5miles - Overground

Hatch End Station - 0.9miles - Overground

Harrow and Wealdstone Station - 1.2miles - Overground (fast trains to Euston from 13 minutes) and Bakerloo line

Stanmore Station - 2.0miles - Jubilee Line

182 Bus Routes to Brent Cross and Bannister Playing fields

H12 Bus Routes to Stanmore and South Harrow

H14 Bus Routes to Hatch End and Northwick Park Hospital

H18 + H19 Bus routes to Harrow

Property Information

We are advised the property will be sold with a new 125 year lease.

We are advised there is no service charge or ground rent.

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	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		