HINTON residential

SALES, LETTINGS & MANAGEMENT

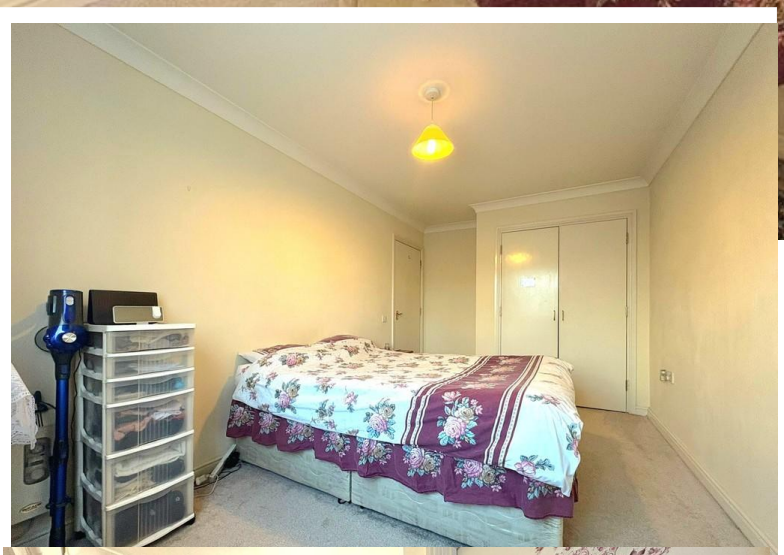
Moon House

Railway Approach, Harrow HA1 1XF

- Lift in block
- South facing bedroom and reception room
- Wrap around balcony
- Communal garden

Asking Price of £215,000

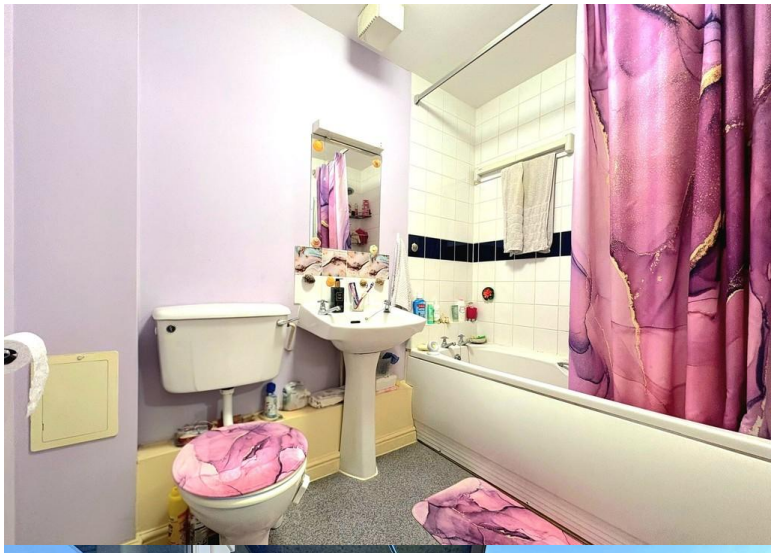
EPC Rating '80'

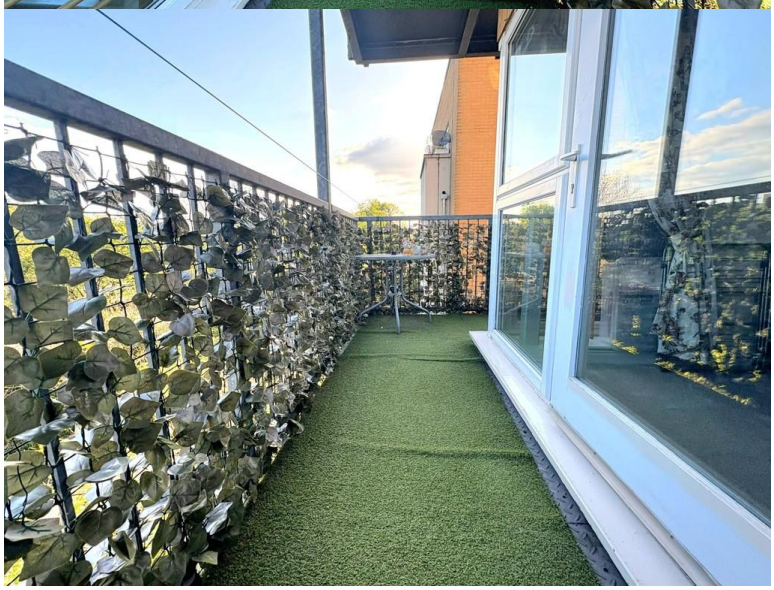


Property Description

STATION LOCATION! A spacious SOUTH FACING one bedroom apartment with a very good sized 'L' shaped BALCONY with long lease within this modern block with a lift. This property is conveniently located on the doorstep to Harrow and Wealdstone Station and is very close to local supermarkets and amenities. Offered to the market CHAIN FREE.

You enter the property into the good sized entrance hall with space for a console table and there is a fitted storage cupboard which houses the water tank, the hall leads through to the reception room with dual aspect windows allowing plenty of light with access to the south facing balcony, perfect for a relaxing evening in the sun, there is a fitted kitchen with an electric hob, oven, washing machine and fridge freezer. The spacious double bedroom is fitted with a large wardrobe and there is a separate bathroom with bath, overhead shower, W.C and Basin.





Property Information

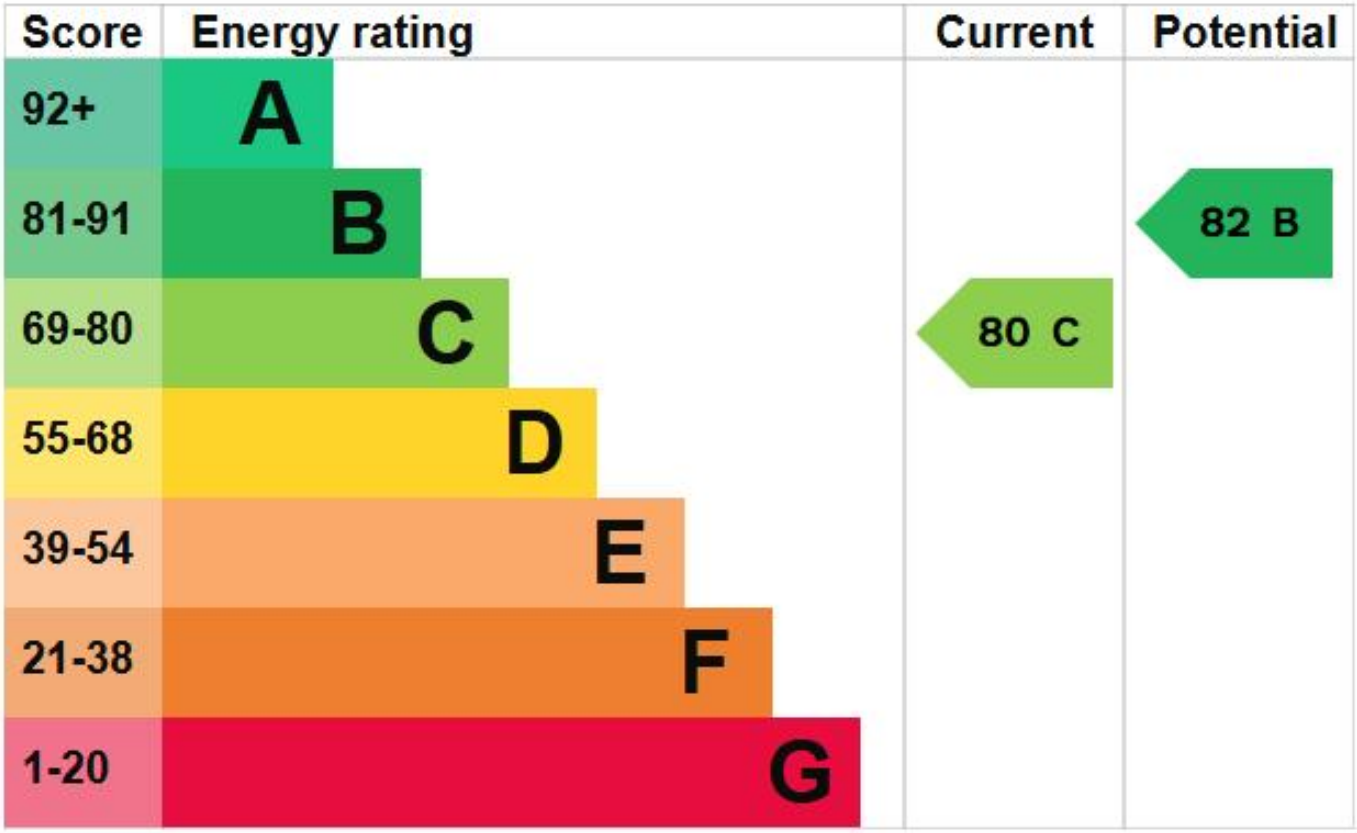
The current monthly service charge is £254.66
The current monthly contribution to the sinking fund is £48.59
There are 104 years remaining on the lease

Local Transport

Harrow and Wealdstone Station - Lioness Line (including fast trains to Euston from 13 minutes) and Bakerloo Line
Harrow on the Hill Station - Metropolitan line and National Rail service between Aylesbury and Marylebone

258 Bus Route - South Harrow/Watford
140 Bus Route - Harrow Weald/Hayes
182 Bus Route - Brent Cross/Harrow Weald
340 Bus Route - Edgware/Harrow
186 Bus Route - Northwick Park/Brent Cross
N18 Night Bus Route - Harrow Weald/Trafalgar Square
N140 Night Bus Route - Harrow Weald/Heathrow

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



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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