

86 Northolt Road

Harrow • Middlesex • HA2 0ES

Asking Price: £230,000



coopers
est 1986

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Offered to the market with no onward chain, this immaculately presented one bedroom apartment is situated in the heart of Harrow. The property is in a great condition with the added benefit a long lease and being sold chain free. The perfect opportunity for investors, and first time buyers alike.

Chain free

One bedroom

Apartment

Living room

Kitchen

Bedroom

Communal grounds

Leasehold

Ideal for First time Buyers

Viewing recommended

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Description

A spacious one bedroom apartment situated in a modern block in South Harrow. The property is entered via a communal ground floor entrance with secure entry system, a large lobby area and individual post boxes for each apartment. There are stairs and a lift to the upper floors, including where this apartment is located. Upon entering the accommodation there is a welcoming entrance hall with doors leading to all rooms, including a useful storage cupboard. The open planned living and kitchen area is bright and spacious which is perfect for a young family. The kitchen benefits from eye and base level units, including integrated appliances and space in the living area for a dining room table and chairs. There is a double bedroom that benefits from having built in storage and additional space for storage units. The family bathroom offers a white suite, offering a shower over bath and is tiled throughout. Further features include double glazing, gas central heating and NHBC Warranty.

Directions

From our Ruislip Manor office turn left and continue to the end of the high street, taking the first exit into Chelston Road. Continue straight into Southbourne Gardens and turn right at the end of the road onto Field End Road. Follow the road down to the roundabout and take the first exit into Eastcote Lane. At the mini roundabout continue straight on Eastcote Lane and at the traffic lights continue straight ahead. At the next roundabout take the third exit to continue on Eastcote Lane and follow the road round to the next roundabout taking the first exit left onto Northolt Road. Continue straight ahead over the next roundabout and the apartment is located shortly after on the left.

Situation

East Croft House is conveniently situated close to an array of amenities including Waitrose superstore and the shopping and transport facilities at South Harrow including the Piccadilly Line Station which is approximately 200 meters away. There are a number of bus routes towards Harrow on the Hill, Northolt, Wembley and Rayners Lane. Harrow On The Hill shopping centre and Metropolitan Line station is a short drive or bus journey away.



Schools:

Welldon Park Primary School 0.5 miles
Hillview Nursery School 0.4 miles
Roxeth Mead School 0.3 miles



Train:

South Harrow 0.2 miles
Northolt Park 0.8 miles
Harrow on the Hill 1.0 miles



Car:

M4, A40, M25, M40



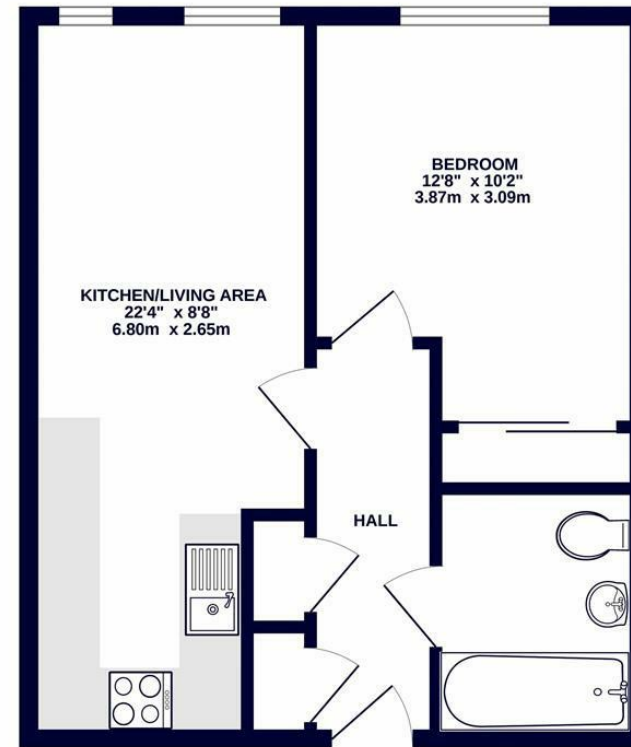
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 421 sq.ft. (39.1 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	80	80
Some energy efficiency - lower running costs	D		
Less energy efficiency - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		

England & Wales
EPC Directive
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.