



Stanley Road | | South Harrow | HA2 8AZ

Rarely available one bedroom ground floor garden flat located close to South Harrow's busy shopping centre with Piccadilly Line Tube and Bus Station. 11'1 x 10'5 reception, separate kitchen 11'4x7'10 and 13'0 x 10'7 bedroom, bathroom with separate w.c. Rear garden approx. and resident permit parking. Having the advantage of 116 years lease and no upper chain, your early viewing is recommended.

£239,950

Leasehold



- RARELY AVAILABLE ONE BED GROUND FLOOR FLAT
- LARGE REAR GARDEN
- 11'1 X 10'5 RECEPTION
- 11'4 X 7'10 KITCHEN
- 13'0 X 10'7 BEDROOM
- BATHROOM WITH SEPARATE W.C.
- GAS CENTRAL HEATING & DOUBLE GLAZED
- APPROX. 70' REAR GARDEN
- 116 YEARS LEASE
- CLOSE TO SHOPS & PICCADILLY LINE TUBE STATION

Property Description

ENTRANCE DOOR

HALLWAY TO:-

PRIVATE ENTRANCE DOOR

LOBBY LEADING TO BEDROOM AND RECEPTION

RECEPTION

11' 1" x 10' 5" (3.38m x 3.18m) Upvc double glazed window, built in understairs cupboard, radiator.

KITCHEN

11' 4" x 7' 10" (3.45m x 2.39m) Range of oak fronted wall units with matching base units with laminated worktops, stainless steel single bowl double drainer sink unit with mixer taps, plumbed for washing machine, space for oven with extractor canopy over, cupboard housing combination boiler. Part tiled walls. Door to garden and door to:-

BATHROOM

Coloured suite comprising panelled bath with mixer taps and electric shower unit, pedestal wash hand basin, fully tiled walls, double glazed window.

SEPARATE W.C.

Low level w.c., part tiled walls, radiator.

BEDROOM

13' 0" (into window) x 10' 7" (3.96m x 3.1m) Upvc double glazed small bay window, radiator.

PRIVATE GARDEN APPROX 70'

Paved patio area leading to lawn with flower and shrub borders, brick outhouse/shed.

RESIDENTS PERMIT PARKING

LEASE 116 YEARS UNEXPIRED (AS ADVISED)

GROUND RENT TO BE ADVISED

Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

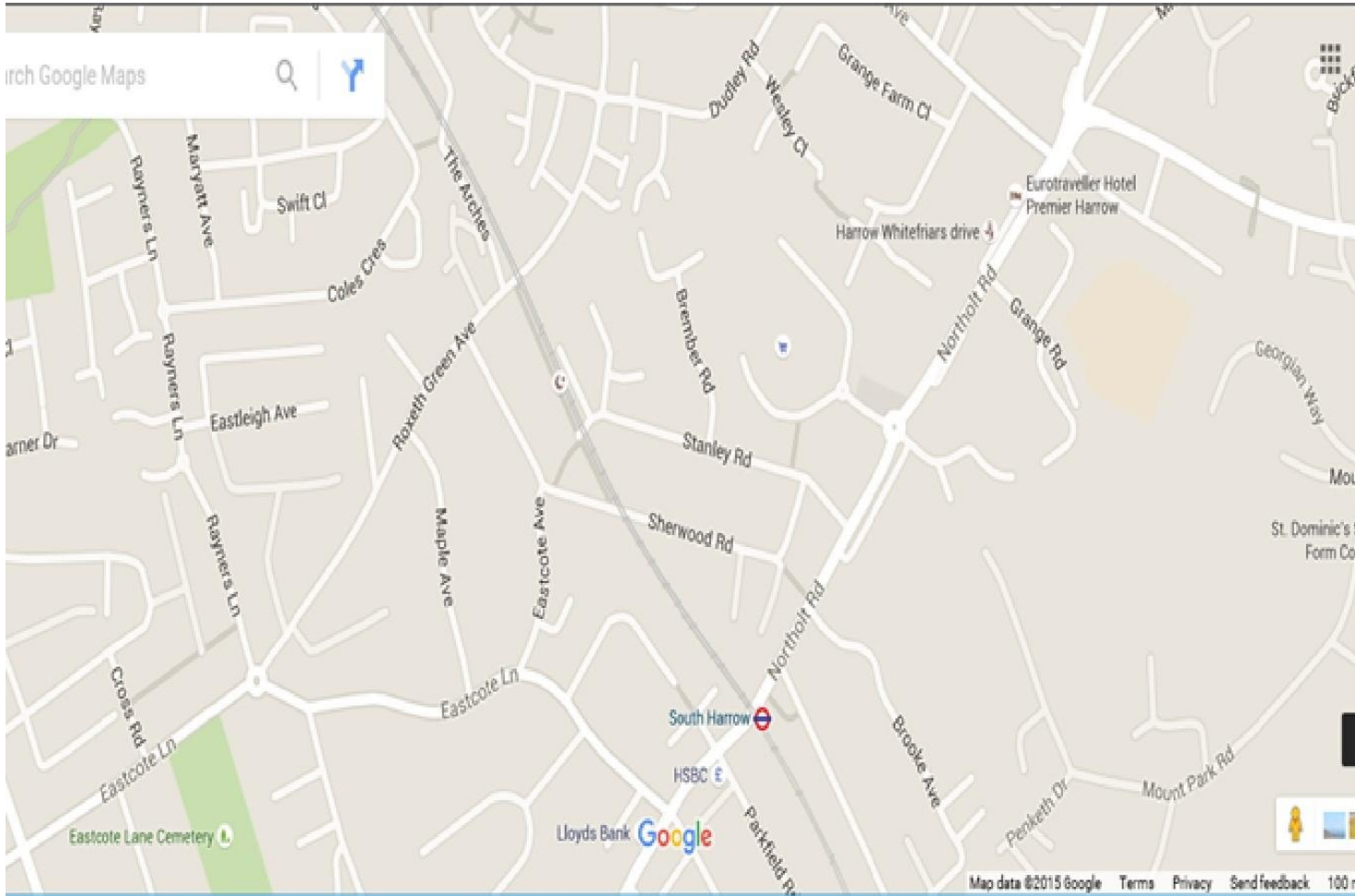
Strictly by appointment

MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.





Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	70	76

England, Scotland & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
	71	79

England, Scotland & Wales



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