



Maple Avenue | | Harrow | HA2 8DQ

£199,950 Leasehold

Maple Avenue is situated in a sought after road between Roxeth Green Avenue and Eastcote Lane. South Harrow's busy shopping centre with Piccadilly Line tube and bus station is approximately 400 yards from the property. This property is presently let on an assured shorthold tenancy.

- CONVERTED 1ST FLOOR FLAT
- 14'6 X 9'6 LOUNGE
- 7'0 X 6'3 KITCHEN
- 13'6 X 10'0 BEDROOM
- BATHROOM/WC
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- APPROX 400 YARDS TO TUBE





**ENTRANCE:**

Storm canopy, Upvc part double glazed communal entrance door to:-

**COMMUNAL ENTRANCE LOBBY**

Private entrance door to:- Lobby, stairs to first floor.

**LANDING**

Wood effect laminated flooring, access to loft, doors to:-

**LOUNGE 14'6 x 9'6 (4.42m x 2.9m)**

Upvc double glazed bay window, wood effect laminated flooring, radiator.

**KITCHEN 7'0 x 6'3 (2.13m x 1.91m)**

Range of wall and, matching base units with laminated worktops over. Stainless steel inset single bowl, single drainer sink unit, plumbed for washing machine. Built under oven with fitted gas hob over, space for fridge freezer. Part tiled walls, tiled floor, Upvc double glazed window, radiator.

**BEDROOM ONE 13'6 x 10'0 (4.11m x 3.05m)**

Upvc double glazed window, built in cupboard to alcove housing gas combination central heating boiler, fitted wardrobe cupboard, wood effect laminated flooring, radiator.

**BATHROOM/WC**

White suite comprising panelled steel bath, pedestal wash basin, low level wc, fully tiled walls, tiled floor, Upvc double glazed window, radiator.

**GARDEN**

To front approx 20' laid to lawn with shrub borders. Space for off street parking (subject to required consents).

**LEASE**

67 Years unexpired (As advised) Please note we are advised there is an absentee freeholder

