



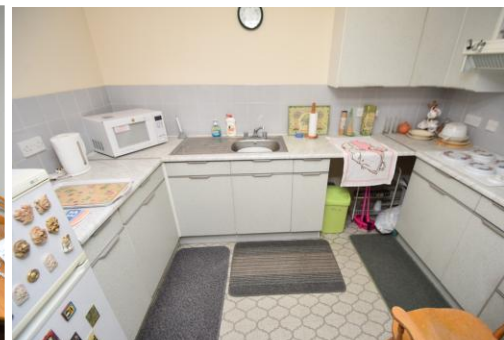
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Sherwood Road | | Harrow | HA2 8DW

Asking Price Of £142,500

We are pleased to offer from sale a one bedroom top floor retirement flat with lift for over 55's only. Sought after block conveniently located opposite South Harrow tube station. 17'9 x 10'11 reception, 10'5 x 6'11 kitchen, 14'6 x 16' bedroom. Visitors guest room (subject to availability) residents lounge and laundry room. Residents parking.

ONE BEDROOM RETIREMENT FLAT
TOP FLOOR - WARDEN ASSISTED
OVER 55'S ONLY
LIFT FOR CONVENIENCE TO ACCESS OTHER
FLOORS
SOUGHT AFTER MODERN DEVELOPMENT
17'9 x 10'11 LOUNGE
10'5 x 6'11 KITCHEN
APPROX. 100 YEAR LEASE



COMMUNAL ENTRANCE DOOR With entryphone system, door to communal hall with access to residents lounge, leading to communal kitchen and access to communal gardens.

ENTRANCE DOOR TO FLAT

HALLWAY

RECEPTION ROOM 17' 9" x 10' 11" (5.41m x 3.33m) Hardwood framed window, electric storage heaters, archway to:-

KITCHEN 10' 5" x 6' 0" (3.18m x 1.83m) Wall cupboards, matching base units with laminated worktops over, inset stainless steel sink unit with worktops, built in under oven, electric hob with extractor hood, space for fridge/freezer, part tiled walls.

BEDROOM 16' 0" x 14' 6" (4.88m x 4.42m) (MAX) Electric storage heater.

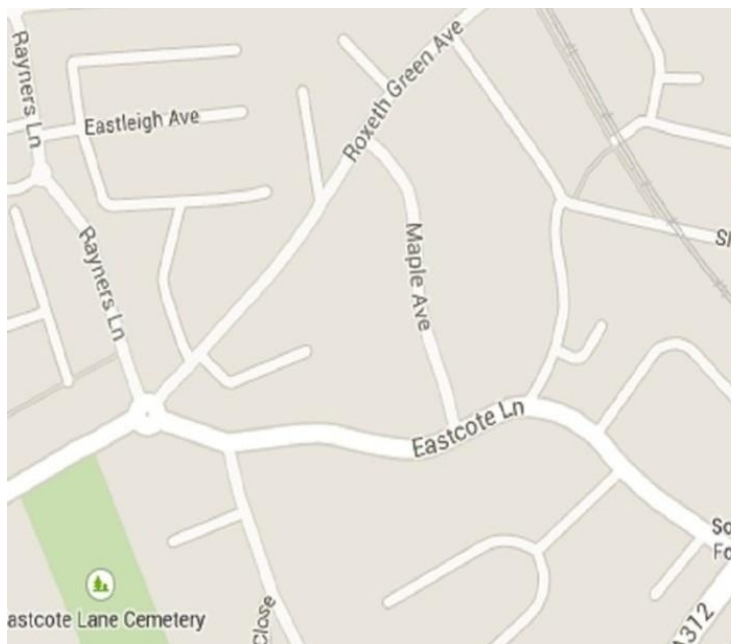
BATHROOM White suite with panelled bath, pedestal wash basin, low level wc, part tiled walls, extractor.

COMMUNAL GARDENS

RESIDENTS AND VISITORS PARKING

LEASE Approx 100 years unexpired

SERVICE CHARGE £200 PER MONTH (AS ADVISED)



AWAITING EPC