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## Holyrood Avenue | Harrow | HA2 8UD

David Conway and Company are delighted to offer this very well presented one bedroom 1st floor maisonette with modern kitchen and bathroom, wood floors in reception room and bedroom, tiled floors to kitchen and bathroom, off road parking for two cars, close to local shops and close to South Ruislip and Northolt station. Ideal for first time buyers.

Asking price of £239,950

- 1ST FLOOR ONE BEDROOM MAISONETTE
- WELL PRESENTED THROUGHOUT
- RECEPTION ROOM 10' 19 X 10' 6
- MODERN KITCHEN & BATHROOM
- WOOD FLOORING/TILED FLOORS
- GAS CENTRAL HEATING/DOUBLE GLAZING
- IDEAL FOR FIRST TIME BUYERS
- OFF ROAD PARKING FOR 2 CARS
- 67 YEARS LEASE (AS ADVISED)



# EPC Chart To Follow

ENTRANCE Upvc front door, stairs to 1st floor.

LANDING Doors to :-

RECEPTION ROOM 10' 9" x 10' 6" (3.28m x 3.2m) Upvc double glazed bay window, radiator.

KITCHEN 7' 11" x 6' 10" (2.41m x 2.08m) Range of wood effect matching wall and base units with laminated worktops over, inset stainless steel single bowl, drainer sink unit with monobloc tap, washing machine, built under oven, fitted gas hob and extractor over, fridge freezer, wall mounted combination boiler, fully tiled walls, tiled floor, upvc double glazed window.

BEDROOM 10' 9" x 10' 4" (3.28m x 3.15m) Upvc double glazed window, radiator.

BATHROOM Modern white suite comprising cast iron panelled bath with shower unit over, pedestal wash hand basin, low level wc, part tiled walls, tiled floor upvc double glazed window.

OFF ROAD PARKING FOR TWO CARS

Council Band C £1,386.00 per annum

Leasehold 64 Years (as advised)

