



Bridge Court, Stanley Road | Harrow | HA2 8FE

A very good opportunity to purchase a 2 bedroom 4th floor apartment with lift, ideal for buy to let investor. Located approx. 500 yards to South Harrow's Piccadilly Tube Station and busy shopping centre. The apartment which is currently undergoing refurbishment has reception 18'1 x 14'0 open with kitchen area of 8'9 x 7'11, bedrooms 13'8 x 10'0 (max.) & 10'8 x 9'4. With the advantage of allocated parking and 125+ years lease. Early viewing is highly recommended.

Asking Price Of £309,950

Leasehold



- 2 BEDROOM APARTMENT
- 4TH FLOOR WITH LIFT
- CURRENTLY UNDERGOING REFURBISHMENT
- RECEPTION 18'1 X 14'0 (MAX.)
- KITCHEN AREA 8'9 x 7'11
- GAS CENTRAL HEATING & DOUBLE GLAZED
- ENTRYPHONE SYSTEM
- ALLOCATED PARKING
- 125+ YEARS LEASE
- CLOSE TO SHOPS AND TUBE

Property Description

COMMUNAL ENTRANCE WITH ENTRYPHONE

LIFT TO FOURTH FLOOR

ENTRANCE DOOR

HALLWAY

Built in storage cupboard housing boiler, 2 radiators, doors to:-

RECEPTION

18' 1" (MAX.) x 14' 0" (5.51m x 4.27m) Upvc double glazed windows, two radiators.

KITCHEN AREA

8' 9" x 7' 11" (2.67m x 2.41m) (Currently being partially refurbished) Range of wall units with matching base units with laminated worktops over. Inset stainless steel one and a quarter bowl single drainer sink unit with mixer taps. Plumbed for washing machine, built under oven, electric hob with extractor over. Space for fridge freezer, part tiled walls.

BEDROOM ONE

13' 2" (MAX.) x 10' 0" (4.01m x 3.05m) Upvc double glazed window, radiator.

BEDROOM TWO

10' 8" x 9' 4" (3.25m x 2.84m) Upvc double glazed window, radiator.

BATHROOM

(Currently being refurbished)

White suite comprising acrylic panelled bath with shower/mixer taps, vanity wash hand basin with cupboard under, low level w.c., part tiled walls, heated towel rail.

TENURE LEASEHOLD 125 YEARS +

SERVICE CHARGE

£1,400 EVERY 6 MONTHS INCLUDING CENTRAL HEATING, WATER BILLS AND BUILDING INSURANCE (AS ADVISED)

GROUND RENT

£290 (AS ADVISED)

Council Tax Band

C

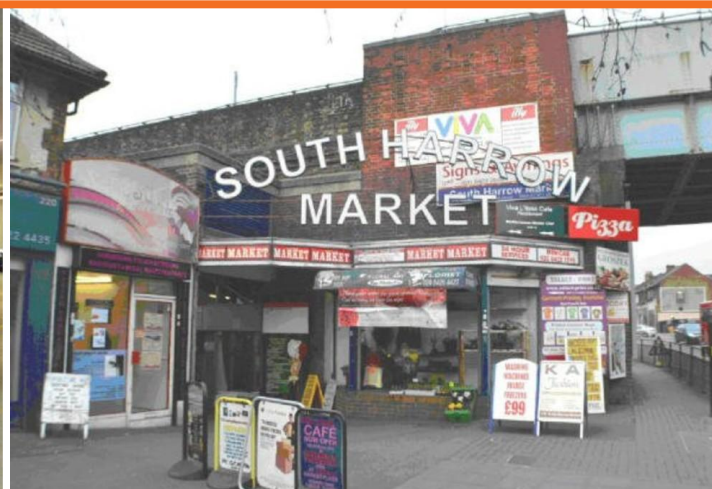
Viewing Arrangements

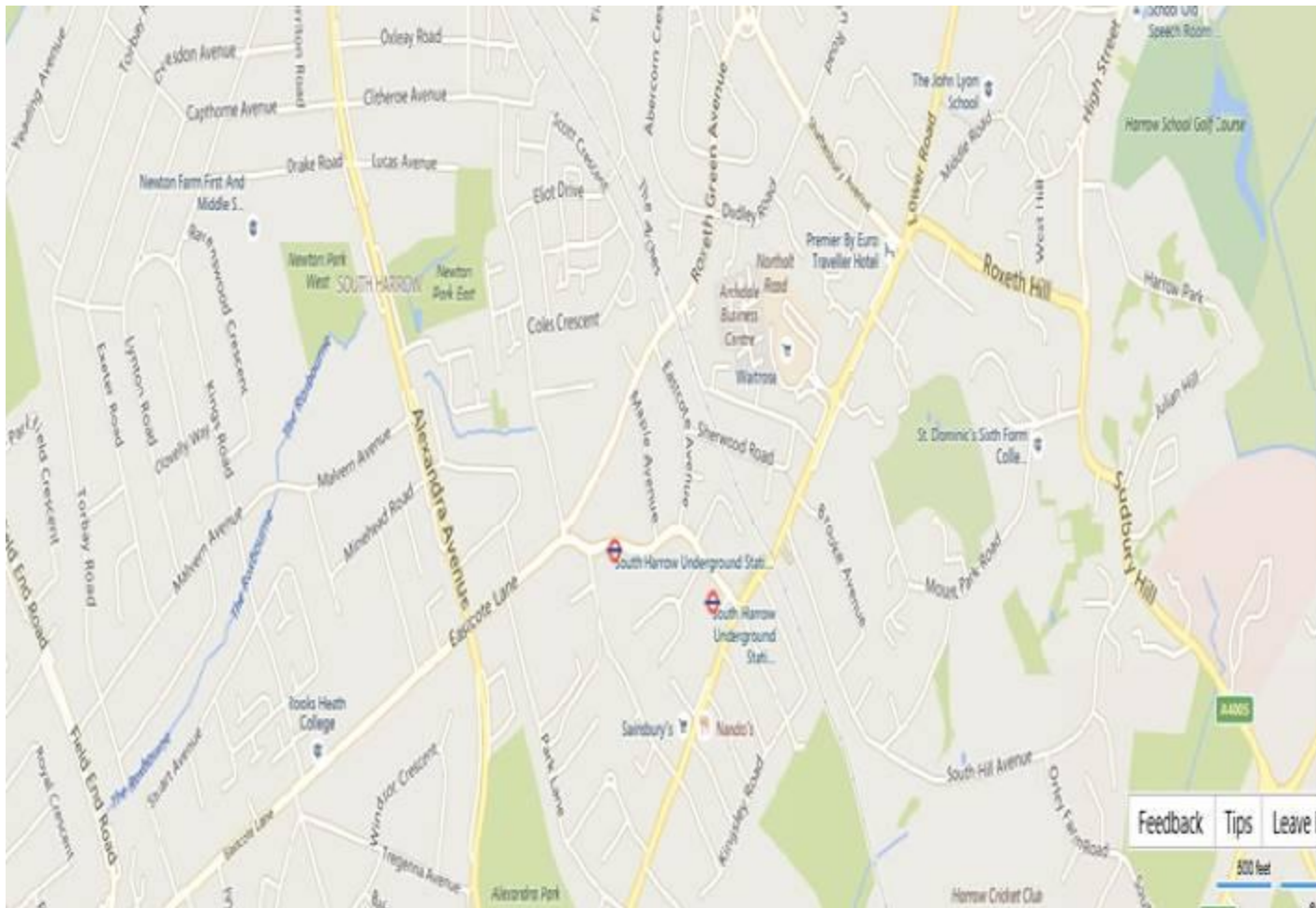
Strictly by appointment

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 | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Current: 80 | Potential: 82 | |

England, Scotland & Wales

Environmental Impact (CO₂) Rating

| Rating | Current | Potential |
|---|---------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| Current: 76 | Potential: 77 | |

England, Scotland & Wales



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