



## Parkfield Road | | Harrow | HA2 8LA

Rarely available two bedroom ground floor maisonette offered to market with no upper chain. Set just 0.2 miles from South Harrow's Piccadilly Line station and varied range of shopping facilities the property offers a strong return for buy to let investors or a great opportunity for first time buyers. The property boasts it's own private rear garden.

Asking Price Of £309,950

Leasehold



- Gas Central Heating
- Double Glazing
- Lounge
- Two Bedrooms
- Fitted Kitchen
- Family Bathroom
- Private Rear Garden
- No Upper Chain
- 99 Year Lease
- 0.2 Miles From South Harrow Station

## Property Description

### ENTRANCE HALL

Understairs storage cupboard.

### LOUNGE

12' 7" x 10' 0" (3.84m x 3.05m) Upvc double glazed front aspect window, ornamental cast iron fireplace, radiator.

### KITCHEN

11' 0" x 8' 10" (3.35m x 2.69m) Range of white wall units, inset stainless steel sink unit, concealed wall mounted gas central heating combination boiler, part tiled walls, aluminium double glazed side aspect window, wood effect laminate flooring, archway to:-

### LOBBY

Door to garden, built in storage cupboard with plumbing for washing machine, door to:-

### BATHROOM/WC

White suite with cast iron bath with shower attachment, pedestal wash basin, low level wc, aluminium double glazed window, fully tiled walls, radiator.

### BEDROOM ONE

10' 6" x 10' 9" (3.2m x 5.38m)

### BEDROOM TWO

8' 3" x 7' 7" (2.51m x 2.31m) Double glazed side aspect window, radiator

### OWN GARDEN

Mainly lawn with timber shed.

### NEW LEASE

99 Years

### GROUND RENT

£150 per annum

## Tenure

Leasehold 99 years

## 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.



