



## Bridge Court | Stanley Road | Harrow | HA2 8FE

David Conway and Company are pleased to bring to market this two bedroom, two bathroom bringing in a fantastic rental return. The property is let until September 2017 at £1,350 per month on assured short hold tenancy (as advised). Boasting a large balcony and two double bedrooms, one of which has an ensuite, investor's call now to book your viewing.

Asking Price of £329,950

Leasehold



- 2 BEDROOM APARTMENT
- 6TH FLOOR WITH LIFT
- BALCONY
- KITCHEN AREA 12' 2" X 6' 0"
- BATHROOM & EN SUITE SHOWER ROOM
- ENTRYPHONE SYSTEM
- GAS CENTRAL HEATING & DOUBLE GLAZED
- ALLOCATED PARKING
- LEASE 125 +
- CLOSE TO SHOPS AND TUBE

## Property Description

COMMUNAL ENTRANCE WITH ENTRYPHONE

LIFT TO SIXTH FLOOR

ENTRANCE DOOR

HALLWAY

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

RECEPTION ROOM

15' 5" x 12' 2" (4.7m x 3.71m) Upvc double glazed windows/door to balcony, radiator.

KITCHEN

12' 2" x 6' 0" (3.71m x 1.83m) Range of wood effect wall and matching base units with laminated worktops over, inset stainless steel 1¼ bowl and drainer sink unit with mixer taps, washing machine, built under oven, electric hob and extractor over, fridge freezer.

BEDROOM ONE

8' 4" x 17' 6" (2.54m x 5.33m) Upvc double glazed window, range of fitted wardrobes, radiator, door to ensuite, upcv door to balcony.

ENSUITE TO BEDROOM ONE

Vanity wash basin, low level wc, fully enclosed shower cubicle, heated towel rail.

BEDROOM TWO

8' 8" x 10' 10" (2.64m x 3.3m) Upvc double glazed, fitted wardrobes, radiator.

BATHROOM

Modern white suite comprising acrylic panelled bath with bath shower mixer taps and shower unit over, vanity wash basin with cupboard under, low level wc, part tiled walls, heated towel radiator.

SECURE GATED PARKING

### SERVICE CHARGE

£2,400 per annum including central heating, water bills and building insurance (as advised)

**Ground Rent** £250 (as advised)

**Please Note:** this property is let until September 2017 at £1,350 per month on assured shorthold tenancy (as advised)

### Tenure

LEASE 125 YEARS +

### Council Tax Band

C £1.386 per annum

### Viewing Arrangements

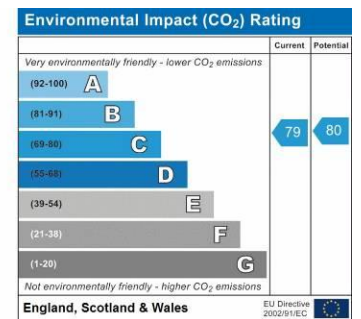
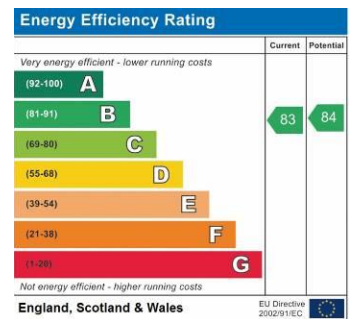
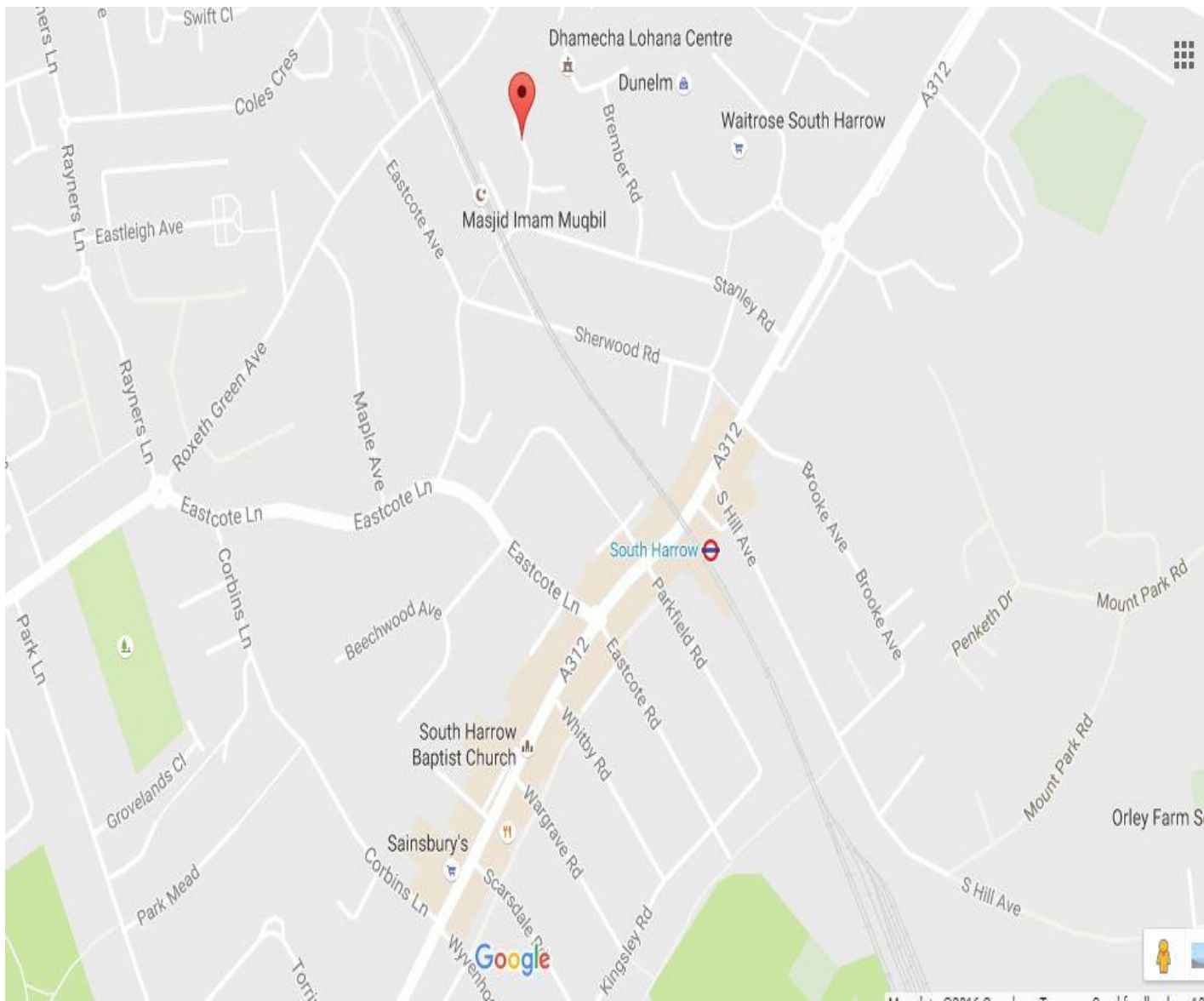
Strictly by appointment

### 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.





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