



Stanley Road | Harrow | HA2 8AY

Immaculately presented two bedroom first floor maisonette brought to market in superb internal condition throughout. Completely chain free the property offers a quick turnaround for any residential purchaser or aspiring buy to let investor. Offering impressive square footage internal viewing comes highly recommended.

Asking Price Of £319,950

Leasehold



- IDEAL BUY TO LET FLAT
- 2 BEDROOM FIRST FLOOR CONVERSION
- RENTAL INCOME ANTICIPATED £1,250
- REBURBISHED
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- POPULAR LOCATION
- CLOSE TO SHOPS
- 0.2 MILES PICCADILLY LINE TUBE
- NO UPPER CHAIN

Property Description

ENTRANCE DOOR

Stairs to first floor

RECEPTION

17' 0" x 13' 3" (5.18m x 4.04m) Hardwood upvc double glazed window, coved ceiling, radiator.

KITCHEN

13' 0" x 9' 1" (3.96m x 2.77m) Modern fitted kitchen comprising range of wood wall fronted units, matching base units with laminated worktops over and breakfast bar, inset stainless steel single bowl single drainer sink unit with monobloc mixer taps, Plumbed for washing machine/dishwasher, built under oven, fitted gas hob and extractor hood over, gas central heating combination boiler. Part tiled walls, upvc double glazed window.

BEDROOM ONE

10' 1" x 9' 11" (3.07m x 3.02m) Two upvc double glazed window, radiator.

BEDROOM TWO

10' 0" x 6' 6" (3.05m x 1.98m) Upvc double glazed window, radiator.

BATHROOM

Luxury bathroom comprising panelled bath with mixer taps and waterfall shower unit over, vanity wash hand basin with cupboard under, low level w.c., double glazed window. Heated towel rail.

UTILITY AREA

Combination boiler and plumbed for washing machine.

LEASE 67 years (as advised)

GROUNT RENT - £150 per annum (as advised)

Tenure

Leasehold

Council Tax Band

C £1,386.00 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.



