



## HINDES ROAD, HARROW

### Starting Bid £190,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £190,000.

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

**\*\* SHARE OF FREEHOLD \*\*** A one bedroom second floor flat benefiting from a private rear garden. Hinde's Road is located between Station Road and Headstone Road. This is a short walk into Harrow's town centre where comprehensive shopping and leisure facilities including the multiscreen cinema can be found. Also within walking distance are Metropolitan and Chiltern Line trains from Harrow on the Hill and Bakerloo and London Overground trains from Harrow and Wealdstone. Further benefits include double glazing, gas central heating and no upper chain delays.

- ONE BEDROOM SECOND FLOOR FLAT
- SHARE OF FREEHOLD
- NO ONWARD CHAIN DELAYS
- PRIVATE REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CONVENIENTLY LOCATED FOR SHOPS AND TRANSPORT LINKS
- WELL MAINTAINED THROUGHOUT
- BRIGHT ACCOMODATION
- RESIDENTIAL NEIGHBOURHOOD
- 115 YEAR LEASE

## Ground Floor

### Entrance Lobby

Front aspect door, intercom, stairs to all floors, cupboard housing meters.

## Second Floor

### Hallway

Entrance into hallway via side aspect door, laminate flooring, wall mounted fuse box, wall mounted phone entry system, spot lighting.

### Kitchen/Living Room

16' 3" x 12' 5" (4.95m x 3.78m) Two rear aspect double glazed windows, range of wall and base level units with roll top work surfaces, handy bar/island with seating, single sink with drainer, integrated gas hob with oven below and overhead extractor fan, stainless steel splash back, plumbed for washing machine, space for undercounter fridge/freezer, wall mounted combination boiler, wooden flooring, TV aerial, power points, phone point, radiator, spot lighting.

### Bedroom

15' 7" max x 11' 7" max (4.75m x 3.53m) Restricted head room - Front aspect Velux window, laminate flooring, radiator, power points, spot lighting.

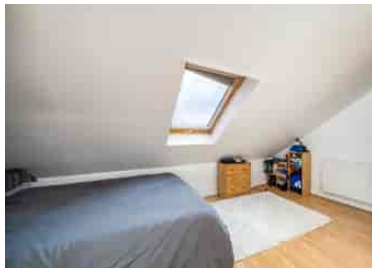
### Bathroom

5' 7" x 5' 6" (1.70m x 1.68m) Low level W/C, tile enclosed bath with mixer tap and shower attachment, overhead shower, glass shower screen, pedestal hand wash basin with storage cupboards below, spot lighting, extractor fan, wall mounted heated towel rail, wall mounted mirror, part tiled walls.

## Outside

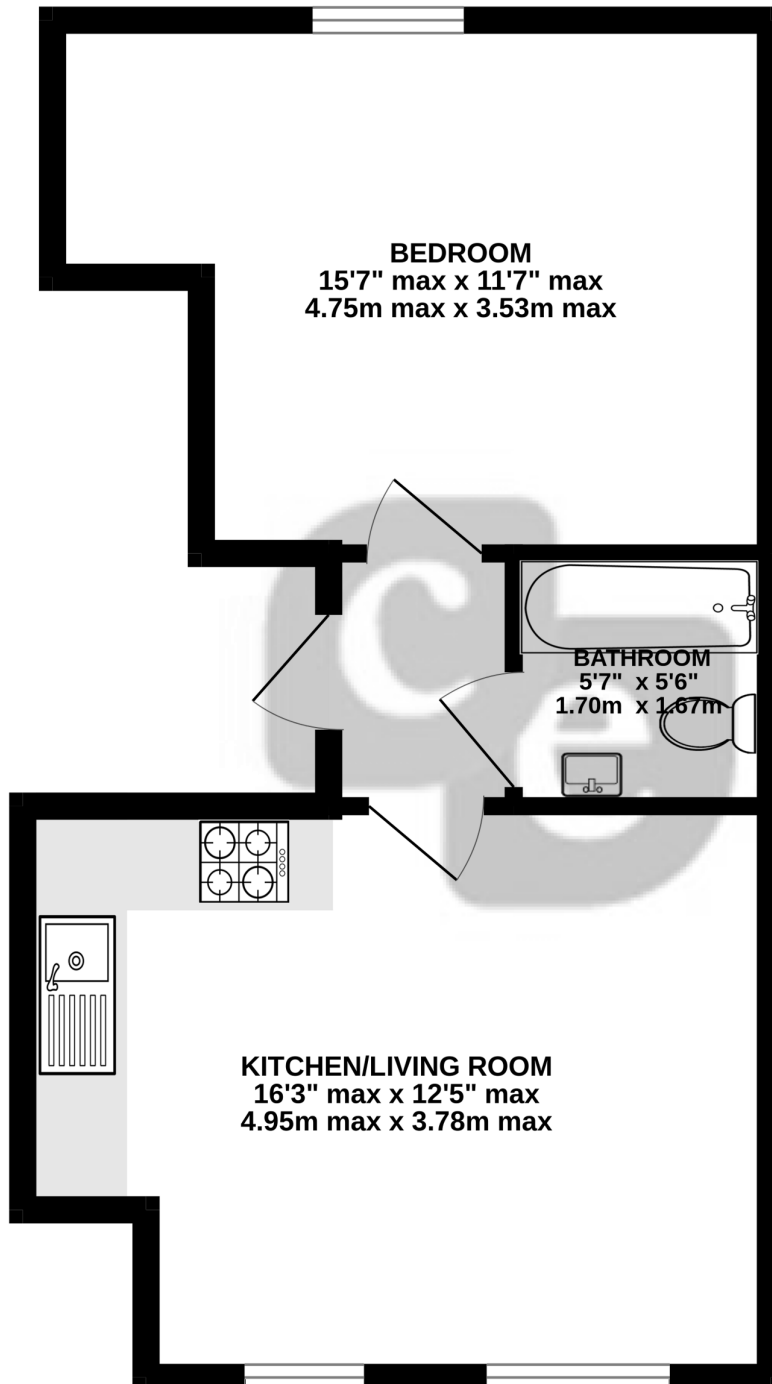
### Private Rear Garden

Side access to rear garden via wooden gate, patio leading to artificial grass, fence enclosed.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 409 sq.ft. (38.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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