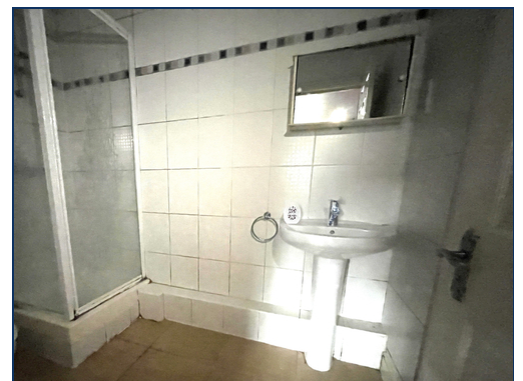




Perrins Court, John Perrin Place, Harrow, HA3 9PN

£340,000 Leasehold

- Two Bedroom Ground Floor Flat
- In Need of Refurbishment
- Lounge
- Kitchen
- Two Bathrooms
- Long Lease
- Chain Free Sale
- EPC Rating C



A Two Bedroom Ground Floor Flat in need of Refurbishment, situated just off The Mall convenient for both Preston Road and Kingsbury's shopping & transport facilities. Lounge, Kitchen, Two Bedrooms, Two Bathrooms. Communal Grounds. Long Lease. Chain Free.

Communal Entrance

Entryphone, post pigeon holes.

Entrance Hall

8' 5" x 3' 5" (2.57m x 1.04m) L Shaped. Radiator, laminate flooring, entryphone, cupboard.

Lounge

15' 4" x 10' 0" (4.67m x 3.05m) Radiator, laminate flooring.

Kitchen

11' 8" x 5' 7" (3.56m x 1.70m) Wall and base units, one and a half bowl stainless steel sink & drainer, gas hob, extractor, plumbed for washing machine.

Bedroom One

13' 8" x 10' 0" (4.17m x 3.05m) Radiator, laminate flooring, door to En Suite:

Shower Room / WC

7' 9" x 4' 11" (2.36m x 1.50m) Shower cubicle, pedestal wash hand basin, wc, tiled walls.

Bedroom Two

11' 8" x 6' 6" (3.56m x 1.98m) Radiator, laminate flooring.

Bathroom

6' 7" x 5' 3" (2.01m x 1.60m) Bath, pedestal wash hand basin, wc, tiled walls.

Communal Grounds

Long Lease

125 years from 1/4/2002 (approx 103 years remaining).
Ground Rent £250 p.a.

Additional Information

Council Tax Band C, £1710. 62p London Borough of Brent.
Broadband: Basic 16Mbps, Superfast 80Mbps
Satellite / Fibre TV Availability: BT Sky
Mobile Coverage EE: Basic 16Mbps, Superfast 80Mbps.

DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guider, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested.

Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

