

## SANDRINGHAM CRESCENT, HARROW

### £275,000

**\*\* SHARE OF FREEHOLD \*\*** A spacious one bedroom split level flat with the added benefit of a study/small bedroom and private rear garden. The property is conveniently located 0.7 miles from both Rayners Lane and South Harrow Metropolitan and Piccadilly Line stations. The property briefly comprises open plan living room/kitchen with direct access to your own private rear garden, shower room, and double bedroom and study/smaller bedroom off second floor landing. Further benefits include double glazing, gas central heating, and a new lease upon completion.

- ONE DOUBLE BEDROOM
- STUDY/SMALL SECOND BEDROOM
- SHARE OF FREEHOLD
- SPLIT LEVEL FLAT
- NEW LEASE UPON COMPLETION
- OPEN PLAN KITCHEN/LIVING ROOM
- PRIVATE REAR GARDEN
- DOUBLE GLAZING & GAS CENTRAL HEATING
- CONVENIENTLY LOCATED FOR BOTH METROPOLITAN & PICCADILLY LINE STATIONS

## Ground Floor

### Communal Entrance

Front aspect door, front aspect frosted double glazed window, laminate flooring.

### Open Plan Living Room/Kitchen

34' 7" max x 8' 5" max (10.54m x 2.57m) Front aspect double glazed window, rear aspect double glazed door to garden, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with oven below, plumbed for washing machine, space for fridge/freezer, metropolitan style part tiled walls, power points, spot lighting, TV aerial, two radiators, cupboard enclosed wall mounted boiler, laminate flooring, stairs to second floor landing.

### Shower Room

Rear aspect frosted double glazed window, low level W/C, wall mounted hand wash basin with mixer tap, shower cubicle with wall mounted shower and attachment, fully tiled walls, heated towel rail, spot lighting, tiled flooring.

## Second Floor

### Landing

### Bedroom One

14' 10" x 8' 5" (4.52m x 2.57m) Front aspect double glazed window, radiator, power points, carpeted flooring.

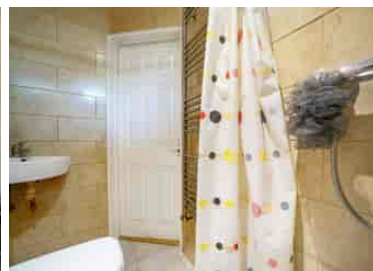
### Study/Bedroom Two

8' 5" max x 7' 3" max (2.57m x 2.21m) Restricted floor space - Rear aspect double glazed window, radiator, power points, carpeted flooring.

## Outside

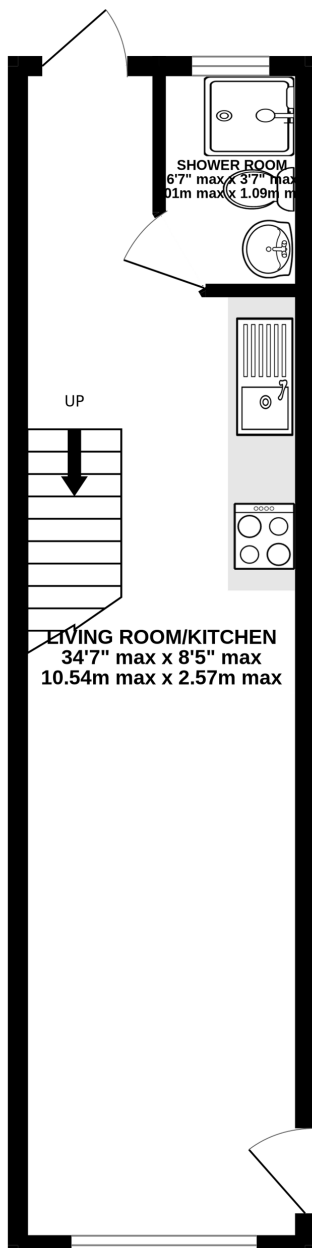
### Rear Garden

Private rear garden, decking leading to laid lawn.

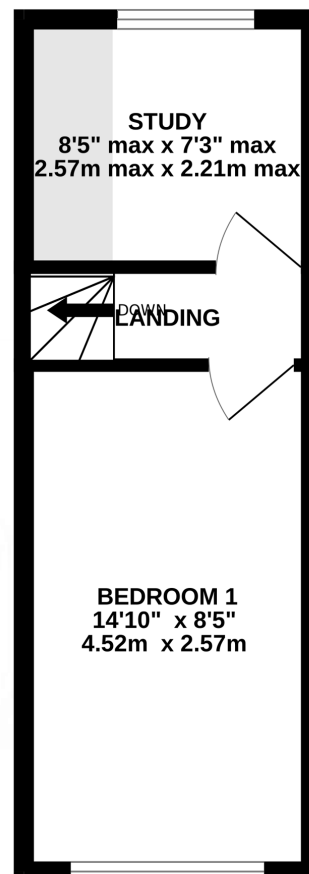


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GROUND FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR  
210 sq.ft. (19.5 sq.m.) approx.



TOTAL FLOOR AREA : 47sq.ft. (4.4 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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