



HOLLY LODGE, BUCKINGHAM ROAD, HARROW

£265,000

**** NO ONWARD CHAIN **** A bright and spacious one bedroom ground floor purpose built flat situated on a quite cul-de-sac, and located next to the beautiful Harrow recreation ground with tennis courts, football and cricket fields and walking trail. The property is also within walking distance to Harrow-on-the-Hill Metropolitan Line station, Harrow Town Centre, Harrow Bus Station as well as bars, cafes, restaurants, cinema, supermarkets and St Ann and St George shopping centres. The property briefly comprises secure communal entrance with intercom, hallway with two built-in storage cupboards, spacious 17'6" x 10'9" living room, modern fitted kitchen with integrated appliances and breakfast bar, spacious 14'2" x 10'5" bedroom and modern bathroom suite. Further benefits include double glazing, gas central heating, secure phone entry system, gated allocated parking for one car, well maintained communal garden and no upper chain delays.

- ONE BEDROOM PURPOSE BUILT GROUND FLOOR FLAT
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- SITUATED ON A QUITE CUL-DE-SAC NEXT TO HARROW RECREATION GROUND
- SEPARATE MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO BUILT IN STORAGE CUPBOARDS
- MODERN BATHROOM SUITE
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- GATED ALLOCATED PARKING FOR ONE CAR
- SECURE PHONE ENTRY SYSTEM
- WELL MAINTAINED COMMUNAL GARDEN
- NO ONWARD CHAIN

Ground Floor

Communal Entrance

Secure communal entrance via side aspect door, wall mounted intercom.

Hallway

Entrance into hallway via side aspect door, wall mounted phone entry system, radiator, power points, two storage cupboards, housing water tank, fuse box and water meter, laminate flooring.

Living Room

17' 6" x 10' 9" (5.33m x 3.28m) Front aspect double glazed window, side aspect frosted double glazed window, feature fireplace, radiator, phone point, TV aerial, laminate flooring.

Kitchen

11' 1" x 7' 4" (3.38m x 2.24m) Front aspect double glazed window with fitted blind, range of wall and base level units with roll top work surfaces and breakfast bar, one and a half bowl sink with drainer and mixer tap with pull out spray head, integrated gas hob with oven below and overhead extractor fan, integrated fridge/freezer, integrated washing machine, cupboard enclosed wall mounted boiler, part tiled walls, power points, tiled flooring, spot lighting.

Bedroom

14' 2" x 10' 5" (4.32m x 3.17m) Front aspect double glazed window, radiator, power points, carpeted flooring.

Bathroom

7' 5" x 5' 6" (2.26m x 1.68m) Low level W/C with hand bidet spray, pedestal hand wash basin, tiled enclosed bath with glass shower screen, mixer tap with shower attachment, overhead shower, part tiled walls, extractor fan, heated towel rail, wall mounted touch operated LED illuminated mirror, wall mounted mirror fronted medicine cabinet, tiled flooring.

Outside

Communal Gardens

Well maintained communal gardens for residents.

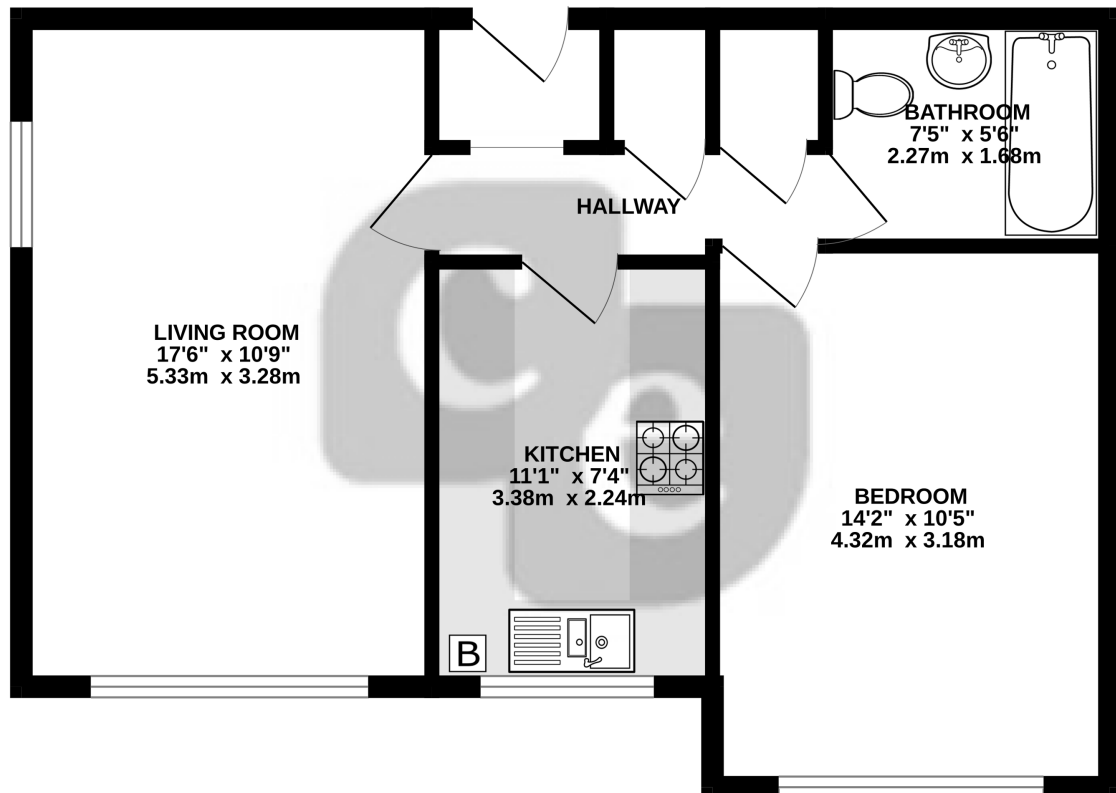
Parking

Allocated parking for one car, side access to rear car park via gated entrance.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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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