



86 NORTHOLT ROAD, HARROW

£244,950

**** NO ONWARD CHAIN **** A spacious one bedroom third floor flat conveniently located within 0.2 miles from South Harrow Piccadilly Line station. The property briefly comprises entrance hallway with two fitted storage cupboards, open plan living room/kitchen, double bedroom with built in wardrobe and modern bathroom suite. Further benefits include double glazing, gas central heating, lift and stairs to all floors, secure phone entry system and communal entrance lobby.

- ONE DOUBLE BEDROOM
- THIRD FLOOR PURPOSE BUILT FLAT
- OPEN PLAN LIVING ROOM/FITTED KITCHEN
- FITTED WARDROBE
- MODERN BATHROOM SUITE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- CONVEIENTLY LOCATED FOR SHOPS AND TRANSPORT LINKS
- LIFT AND STAIRS TO ALL FLOORS
- SECURE ENTRY PHONE SYSTEM
- NO ONWARD CHAIN

Ground Floor

Communal Entrance

Communal entrance via front aspect door, with secure phone entry system, stairs and lift to all floors.

Third Floor

Hallway

Entrance into hallway via side aspect door, wall mounted phone entry system, spot lighting, power points, radiator, phone point, cupboard housing wall mounted boiler, cupboard plumbed for washing machine, ceiling mounted ventilation.

Living Room

14' 3" x 11' 3" (4.34m x 3.43m) Open plan to kitchen - Two side aspect double glazed windows, two radiators, power points, TV aerial, phone point, laminate flooring.

Kitchen

8' 7" x 6' 6" (2.62m x 1.98m) Open plan to living room - Range of wall and base level units with roll top work surfaces and matching up-stands, integrated gas hob with oven below and overhead extractor fan, stainless steel splash back, single sink with drainer, integrated fridge/freezer, ceiling mounted ventilation, spot lighting, power points, laminate flooring.

Bedroom

15' 8" into wardrobe x 10' 11" max (4.78m x 3.33m) Side aspect double glazed window, built in wardrobe, radiator, power points, TV aerial, laminate flooring.

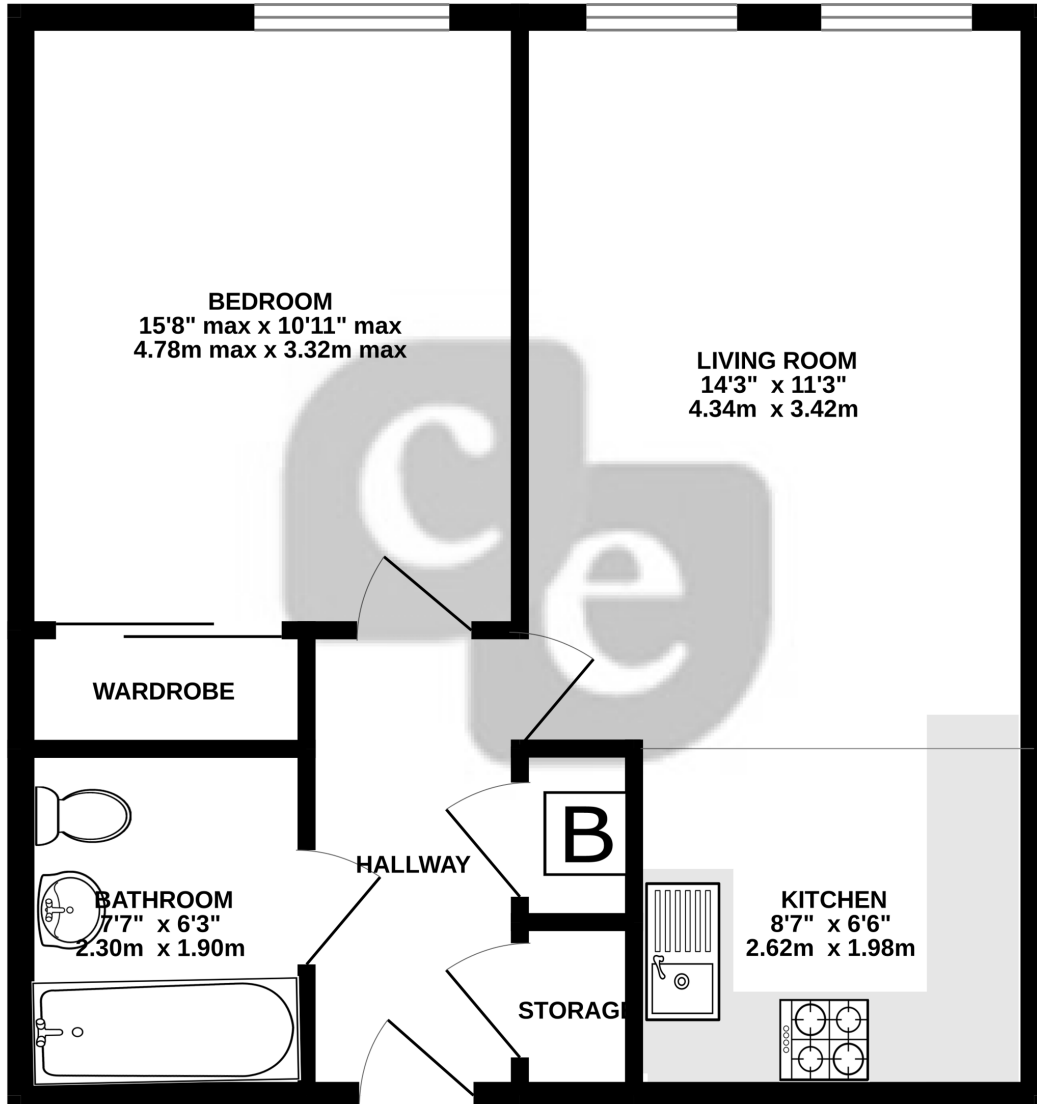
Bathroom

7' 7" x 6' 3" (2.31m x 1.91m) Low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap, wall mounted shower with attachment, part tiled walls, integrated mirror, shaving point, heated towel rail, spot lighting, ceiling ventilation, tiled flooring.



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.

THIRD FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 520 sq.ft. (48.3 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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