

## HAMILTON ROAD, HARROW

£149,950

**\*\* NO ONWARD CHAIN \*\*** A one bedroom ground floor studio with direct access to a communal rear garden, conveniently located for shops and transport links. The property briefly comprises living room/bedroom, kitchen and bathroom. Further benefits include double glazing, gas central heating, communal rear garden and a 177 year lease remaining.

- GROUND FLOOR STUDIO
- 177 YEAR LEASE REMAINING
- COMMUNAL REAR GARDEN
- CONVENIENTLY LOCATED FOR SHOPS AND TRANSPORT LINKS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- NO ONWARD CHAIN DELAYS

## Ground Floor

### Kitchen

7' 8" max x 5' 10" max (2.34m x 1.78m) Side aspect door, range of wall and base level units with roll top work surfaces, single sink with drainer, space for gas cooker.

### Living Room/Bedroom

14' 7" x 8' 5" (4.45m x 2.57m) Rear aspect double glazed patio door to communal garden, power points, TV aerial.

### Bathroom

5' 2" x 5' 1" (1.57m x 1.55m) Low level W/C, hand wash basin, shower cubicle with wall mounted shower attachment, tiled flooring.

### Outside

#### Communal Garden

Patio leading to lawn, fence border.

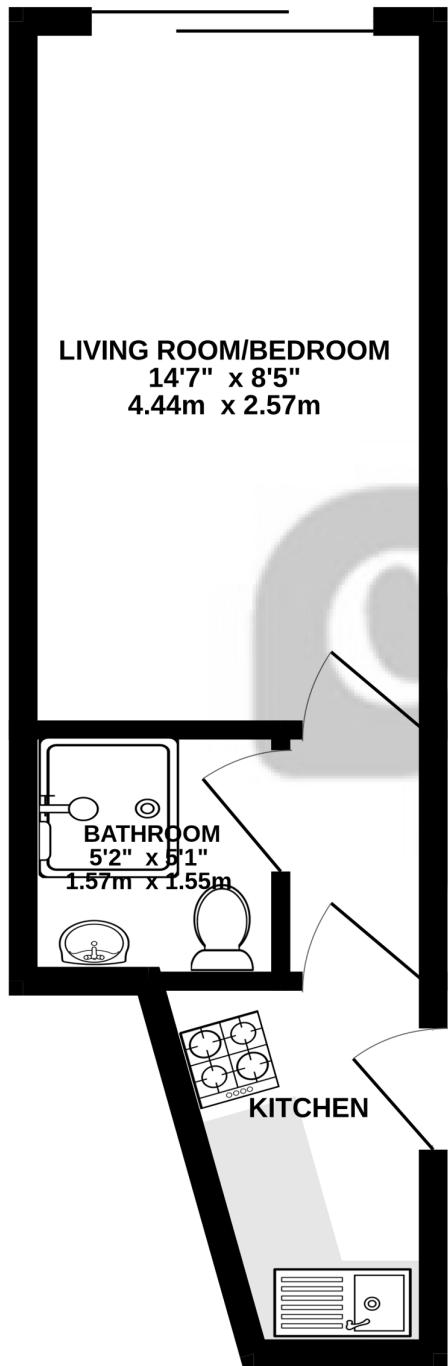
#### Front Garden

Path leading to side entrance, access to communal rear garden.



**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  
203 sq.ft. (18.9 sq.m.) approx.



TOTAL FLOOR AREA : 203 sq.ft. (18.9 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.

Made with Metropix ©2025