

£230,000 Leasehold

Poppy Court, Headstone Drive, Harrow, London HA3 5UB



- First Floor (building has a lift)
- South/South-West-Facing Reception Room
- Good Energy-Efficiency Rating
- Minutes from Harrow & Wealdstone Station
- Approx. 552 Sqft Gross Internal Area
- Semi-Open-Plan Kitchen
- Parking Space
- Bakerloo, London Overground and Mainline

GENERAL DESCRIPTION

This well-presented flat is on the first floor and has a south/south-west-facing reception room with semi-open-plan kitchen area. The bedroom is a good size and the bathroom features decorative floor and wall tiles. Modern insulation standards and double glazing make for a good energy-efficiency rating. There is a row of shops on the opposite side of Headstone Drive plus numerous stores on the nearby High Street and Harrow Leisure Centre is within easy walking distance. Harrow & Wealdstone Station, for Bakerloo Line, London Overground and mainline services, is just a few minutes away on foot. The flat comes with use of an off-street parking space.

Tenure: Leasehold (125 years from 05/01/2007).

Service Charge: £179.54 per month (subject to annual review).

Council Tax: Band C, London Borough of Harrow.

Please Note: This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

DIMENSIONS

FIRST FLOOR

Entrance Hallway

Bathroom

7' 6" max. x 6' 2" max. (2.29m x 1.88m)

Reception

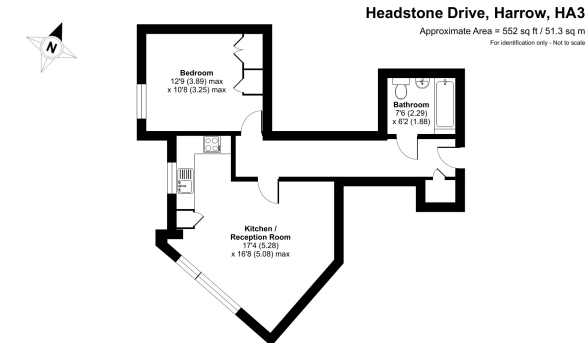
17' 4" x 16' 8" max. (5.28m x 5.08m)

Kitchen

included in reception measurement

Bedroom

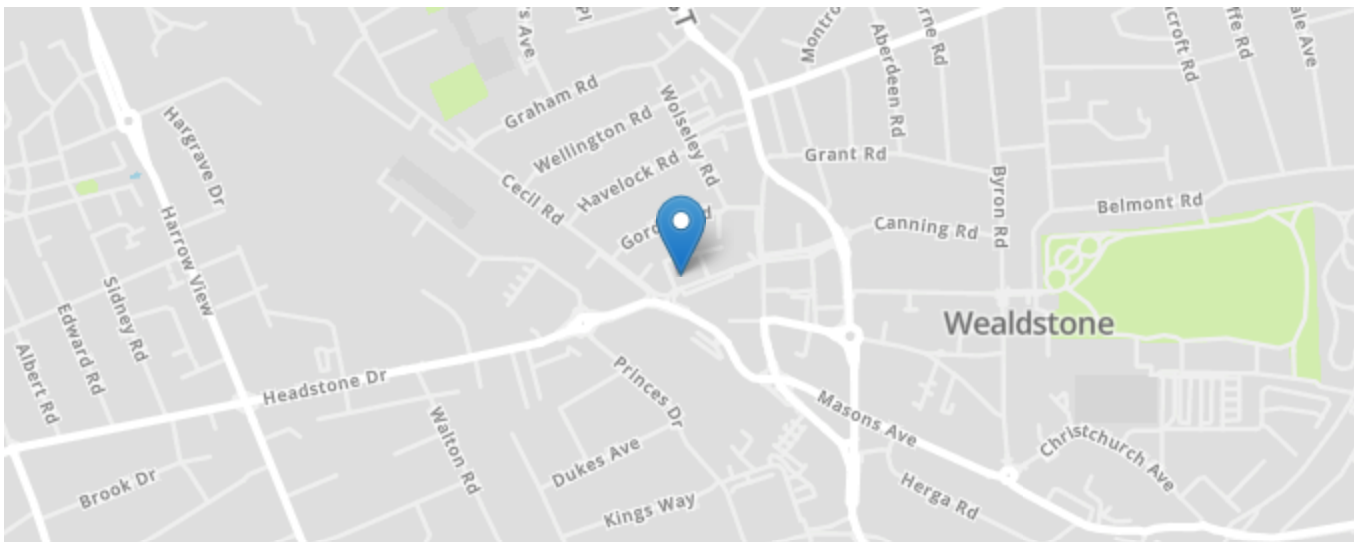
12' 9" x 10' 8" (3.89m x 3.25m)



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Headlines. © Urbanmoves Ltd 2023. Produced for Urbanmoves. 4037-130025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(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	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.