



EAST CROFT HOUSE, HARROW

£330,000

A spacious and well maintained two double bedroom, two bathroom, fifth floor flat conveniently located within 0.2 miles from South Harrow Piccadilly Line station, within 1.0 miles from Harrow on the Hill Metropolitan/Mainline station and within 0.8 miles from Northolt Park Mainline station. Further benefits include double aspect open plan living room/kitchen, en-suite to master bedroom, fitted wardrobes in both bedrooms, modern fitted bathroom, balcony, double glazing, gas central heating, secure allocated parking for one car, communal roof terrace and two lifts within development

- TWO DOUBLE BEDROOMS
- FIFTH FLOOR FLAT
- TWO BATHROOMS
- FITTED WARDROBES
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- BALCONY
- SECURE ALLOCATED PARKING
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND PICCADILLY LINE STATION

Communal Entrance

Communal entrance into development via front aspect door, wall mounted intercom, stairs and lift to fifth floor, rear aspect door leading to residents car park.

Hallway

Entrance into hallway via rear aspect door, radiator, power points, spot lighting, storage cupboard housing wall mounted fuse box, plumbed for washing machine.

Living Room/Kitchen

19' 7" x 12' 1" (5.97m x 3.68m) Front aspect double glazed window, front aspect double glazed French doors to balcony, two side aspect double glazed windows, two radiator, power points, TV aerial, phone point, range of wall and base level units with roll top work surfaces, single sink with drainer, four hob gas cooker with stainless steel splash back, integrated oven with overhead extractor fan, integrated slim line dishwasher, integrated fridge/freezer, ceiling mounted ventilation, spot lighting.

Balcony

Bedroom One

10' 10" x 10' 5" (3.30m x 3.18m) Front aspect double glazed window, fitted wardrobe, radiator, power points, TV aerial.

En-Suite

6' 4" x 5' 1" (1.93m x 1.55m) Low level W/C, pedestal hand wash basin, shower cubicle with folding glass door, fully tiled surround, wall mounted shower with attachment, spot lighting, shaving point, wall mounted heated towel rail, part tiled walls, tiled flooring.

Bedroom Two

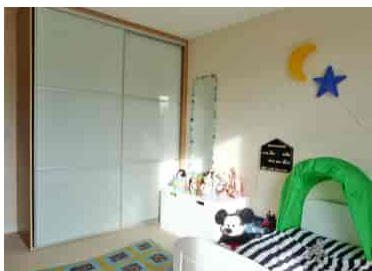
12' 9" x 10' 2" (3.89m x 3.10m) Front aspect double glazed window, radiator, power points, fitted wardrobe.

Bathroom

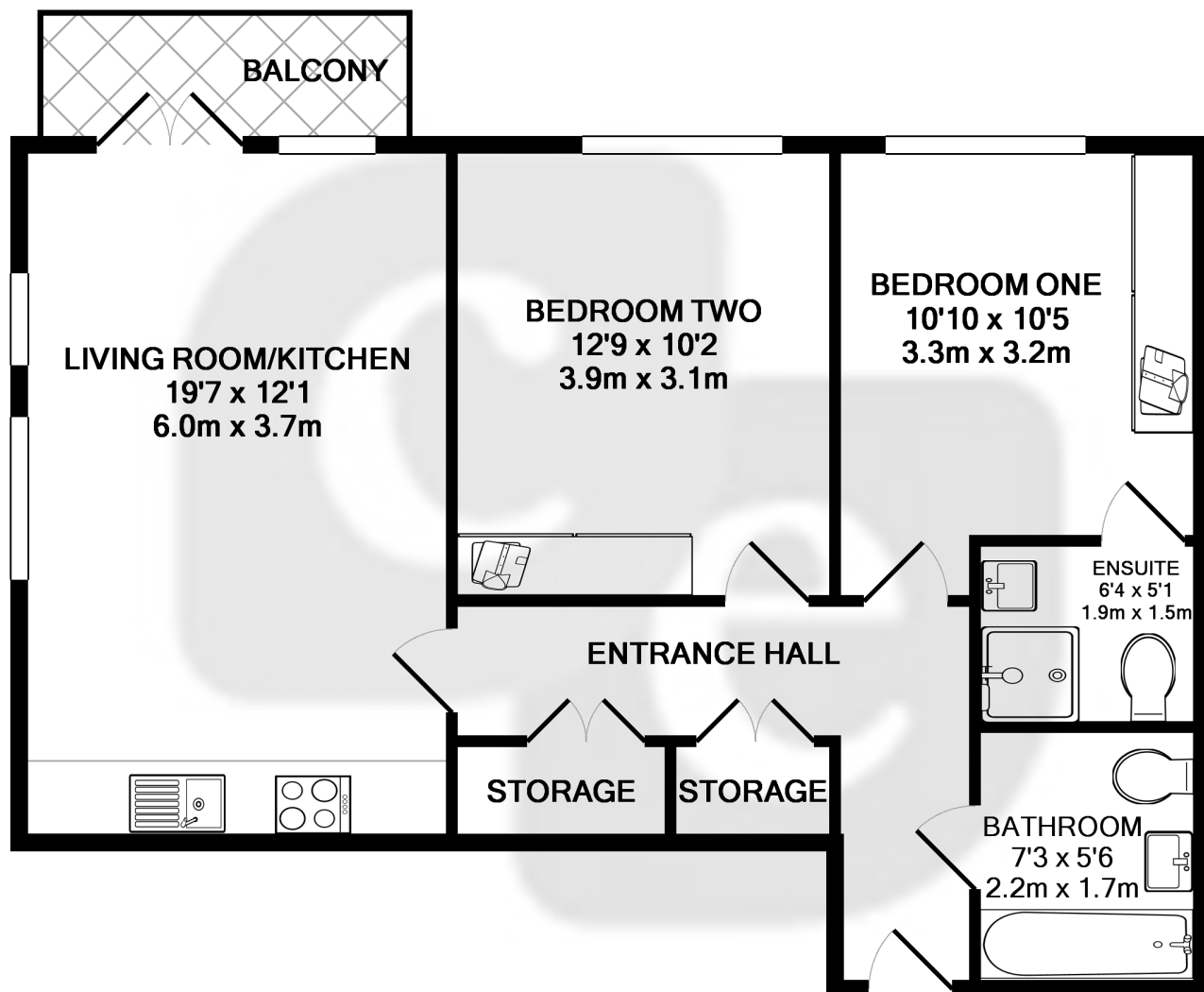
7' 3" x 5' 6" (2.21m x 1.68m) Low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap, wall mounted shower with attachment, wall mounted heated towel rail, tiled walls, tiled flooring, shaving point, ceiling mounted ventilation, integrated wall mounted mirror.

Parking

Secure allocated parking for one car via electric gates.



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.



TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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