



## NORTHOLT ROAD, HARROW

### £235,000

**\*\* NO ONWARD CHAIN DELAYS \*\*** A spacious and well maintained one double bedroom, fourth floor apartment conveniently located for South Harrow Piccadilly Line station and Harrow on the Hill Metropolitan/Mainline station. Further benefits include light filled modern open plan fitted kitchen/living room, large bedroom with fitted wardrobe and balcony. Further benefits include 132 year lease remaining, double glazing, gas central heating, secure entry system, communal roof terrace, communal gardens and two lifts within the development. Internal viewing is highly recommended

- ONE BEDROOM FOURTH FLOOR FLAT
- PURPOSE BUILT MODERN DEVELOPMENT
- 132 YEAR LEASE REMAINING
- OPEN PLAN LIVING ROOM
- BALCONY WITH REAR VIEWS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- BEDROOM WITH FITTED WARDROBE
- CONTEMPORARY BATHROOM SUITE
- SECURE COMMUNAL ENTRANCE
- LIFT AND STAIRS TO ALL FLOORS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- CONVENIENTLY LOCATED FOR BOTH METROPOLITAN & PICCADILLY LINE STATIONS
- NO ONWARD CHAIN DELAYS

## Fourth Floor

### Hallway

Entrance into hallway via front aspect door, storage cupboard plumbed for washing machine, cupboard housing wall mounted boiler, power points, laminate flooring.

### Living Room

15' 9" x 11' 3" (4.80m x 3.43m) Rear aspect double glazed French doors to balcony, rear aspect double glazed window, radiator, power points, TV aerial, phone point, laminate flooring.

### Balcony

### Kitchen

8' 7" x 7' 6" (2.62m x 2.29m) Range of wall and base level units with roll top work surfaces and matching up-stands, single sink with drainer and mixer tap, integrated gas hob with oven below and overhead extractor fan, stainless steel splash back, integrated fridge/freezer, integrated slimline dishwasher, power points, laminate flooring.

### Bedroom

15' 7" into wardrobe x 10' 2" max (4.75m x 3.10m) Two rear aspect double glazed windows, fitted wardrobe, radiator, power points, TV aerial, phone point, carpeted flooring.

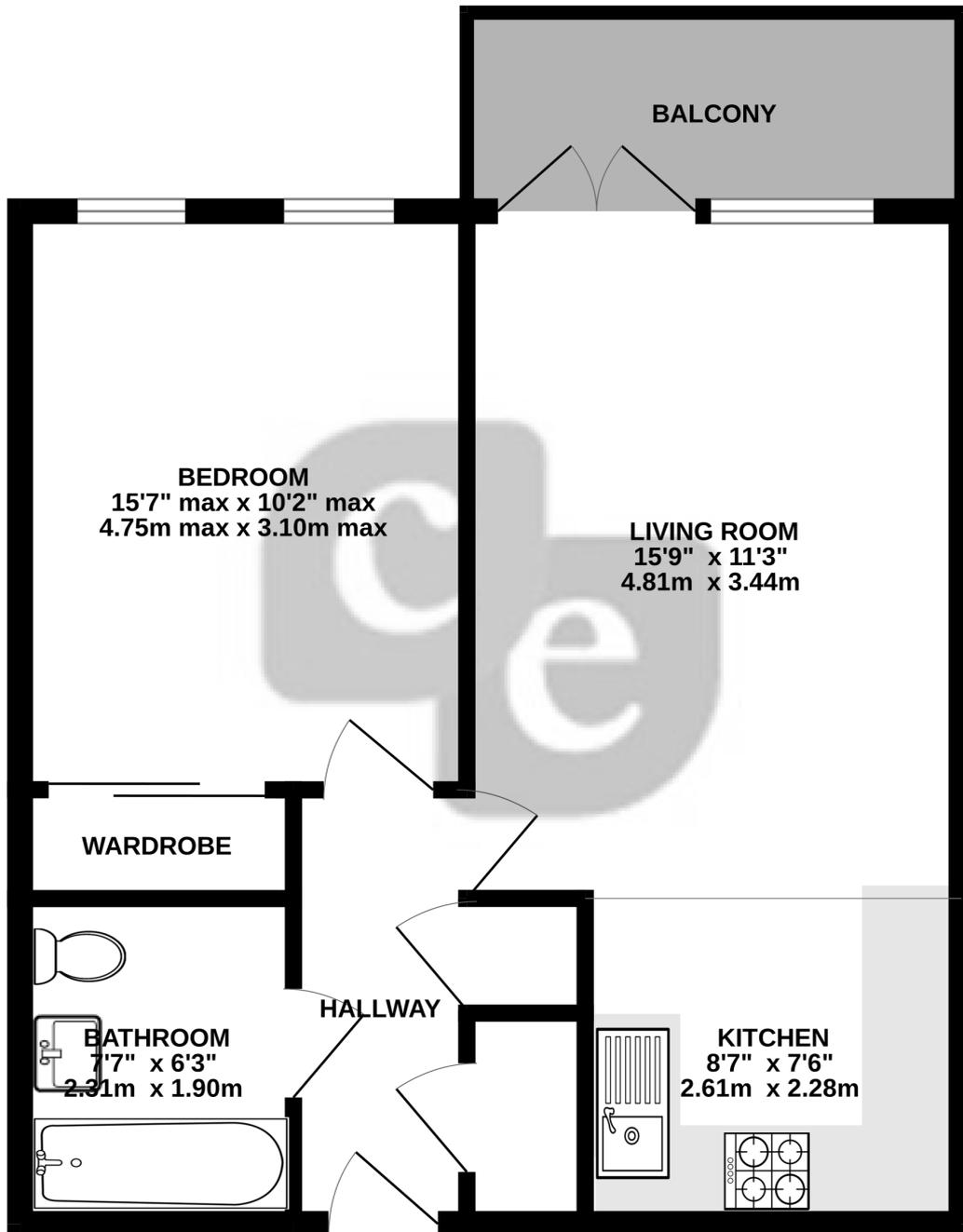
### Bathroom

7' 7" x 6' 3" (2.31m x 1.91m) Low level W/C, pedestal hand wash basin, panel enclosed bath with glass shower screen, wall mounted shower with attachment, spot lighting, ceiling mounted extractor fan, wall mounted medicine cabinet, shaving point, part tiled walls, heated towel rail, 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.

FOURTH FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.3 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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