



BUTLER AVENUE, HARROW

£239,950

**** SHARE OF FREEHOLD **** A spacious and well maintained one bedroom first floor flat benefiting from Share of Freehold with a 118 year lease remaining. The property is conveniently located within 0.3 miles from Harrow on the Hill Metropolitan/National Rail Line station and St Annes shopping Centre and briefly comprises 16'8 x 14'1 open plan living room/kitchen, bedroom and modern bathroom suite. Further benefits include double glazing, gas central heating, well maintained communal rear garden with direct access from ground floor, secure phone entry system and no upper chain delays.

- SHARE OF FREEHOLD WITH 118 YEAR LEASE REMAINING
- ONE BEDROOM FIRST FLOOR FLAT
- 16'8" X 14'1" OPEN PLAN LIVING ROOM/KITCHEN
- MODERN BATHROOM SUITE
- LOCATED WITHIN 0.3 MILES FROM HARROW ON THE HILL METROPOLITAN/NATIONAL RAIL LINE STATION AND ST ANNES SHOPPING CENTRE
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- SECURE PHONE ENTRY SYSTEM
- WELL MAINTAINED COMMUNAL REAR GARDEN
- NO ONWARD CHAIN

Ground Floor



Communal Entrance

Communal entrance via front aspect double glazed door, rear access to communal rear garden, stairs to first floor.

First Floor

Open Plan Living Room/Kitchen

16' 8" x 14' 1" (5.08m x 4.29m) Three front aspect double glazed windows, spot lighting, wall mounted extractor fan, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with oven below and overhead extractor fan, space for undercounter fridge/freezer, plumbed for washing machine, wall mounted 'Vaillant' boiler, metropolitan style part tiled walls, power points, TV aerial, wall mounted cupboard enclosed fuse box, radiator, power points, phone point, laminate flooring.

Bedroom

10' 9" x 8' 1" (3.28m x 2.46m) Rear aspect double glazed window, radiator, power points, spot lighting, carpeted flooring.

Bathroom

6' 3" x 4' 9" (1.91m x 1.45m) Low level W/C, vanity hand wash basin with mixer tap, fully tiled walls, ceiling mounted extractor fan, panel enclosed bath with mixer tap and shower attachment, spot lighting, heated towel rail, wall mounted mirror fronted medicine cabinet, tiled flooring.

Outside

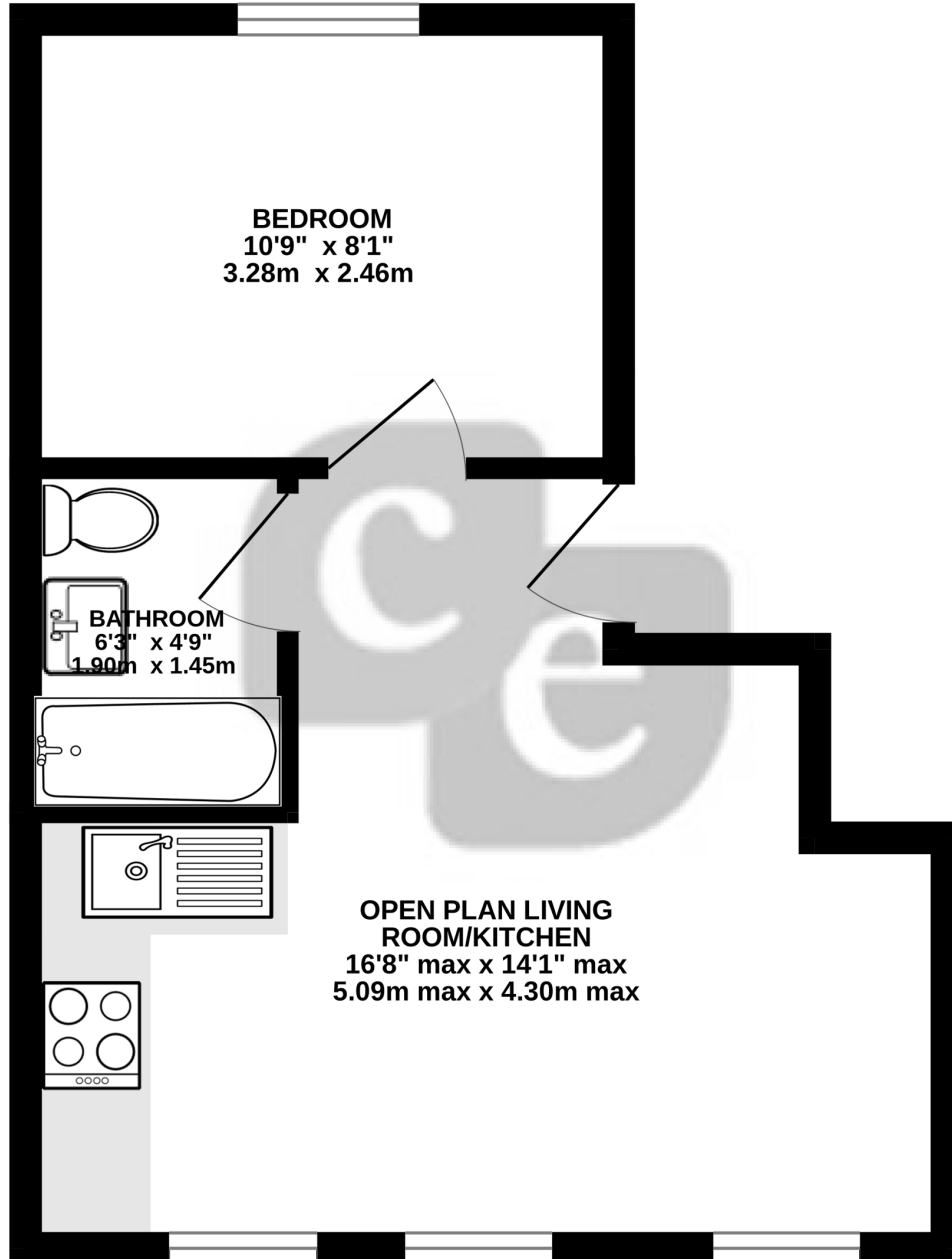
Communal Rear Garden

Access to communal rear garden via rear aspect double glazed door, patio leading to mainly laid lawn, fence enclosed.



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.

FIRST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 299 sq.ft. (27.8 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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