



## HARROW VIEW, HARROW

### £340,000

**\*\* NO UPPER CHAIN DELAYS \*\*** A spacious and well maintained modern two double bedroom ground floor flat with direct access to communal gardens and residents parking. St Saviours Court is conveniently located within 0.5 miles from Harrow on the Hill and Harrow & Wealdstone Underground and National Rail stations. The property briefly comprises a spacious entrance hallway, spacious living room, two double bedrooms, modern fitted kitchen and bathroom. Further benefits include no onward chain, gated residents off street parking, communal gardens, double glazing, gas central heating, entry phone system and a year lease remaining.

- TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- GATED DEVELOPMENT WITH RESIDENTS OFF STREET PARKING
- SPACIOUS LIVING ROOM WITH DIRECT REAR ACCESS TO COMMUNAL AREAS
- SEPARATE MODERN FITTED KITCHEN
- MODERN BATHROOM SUITE
- SECURE ENTRY PHONE SYSTEM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CONVENIENTLY LOCATED 0.5 MILES FROM HARROW ON THE HILL AND HARROW & WEALDSTONE STATION AND SHOPS
- NO ONWARD CHAIN DELAYS

## Ground Floor

### Communal Entrance

Communal entrance via front aspect door, wall mounted intercom.

### Hallway

Entrance into hallway via front aspect door, radiator, power points, storage cupboard, laminate flooring.

### Living Room

14' 5" x 11' 6" (4.39m x 3.51m) Rear aspect double glazed door to communal areas, two rear aspect double glazed windows, radiator, power points, TV aerial, laminate flooring.

### Kitchen

8' 6" x 6' 1" (2.59m x 1.85m) Side aspect double glazed window, range of wall and base level units with roll square edge work tops, single sink with drainer, integrated gas hob with oven below and overhead extractor fan, space for fridge freezer, integrated dishwasher, plumbed for washing machine, wall mounted 'Vaillant' boiler, part tiled walls, power points, tiled flooring.

### Bedroom One

11' 6" x 9' 9" (3.51m x 2.97m) Rear aspect double glazed window, radiator, power points, laminate flooring.

### Bedroom Two

11' 6" x 7' 2" (3.51m x 2.18m) Rear aspect double glazed window, radiator, power points, laminate flooring.

## Bathroom

6' 7" x 6' 4" (2.01m x 1.93m) Low level W/C, vanity hand wash basin, panel enclosed bath with mixer tap and shower attachment, glass shower screen, part tiled walls, heated towel rail, wall mounted mirror fronted medicine cabinet, shaving point, extractor fan, tiled flooring.

## Outside

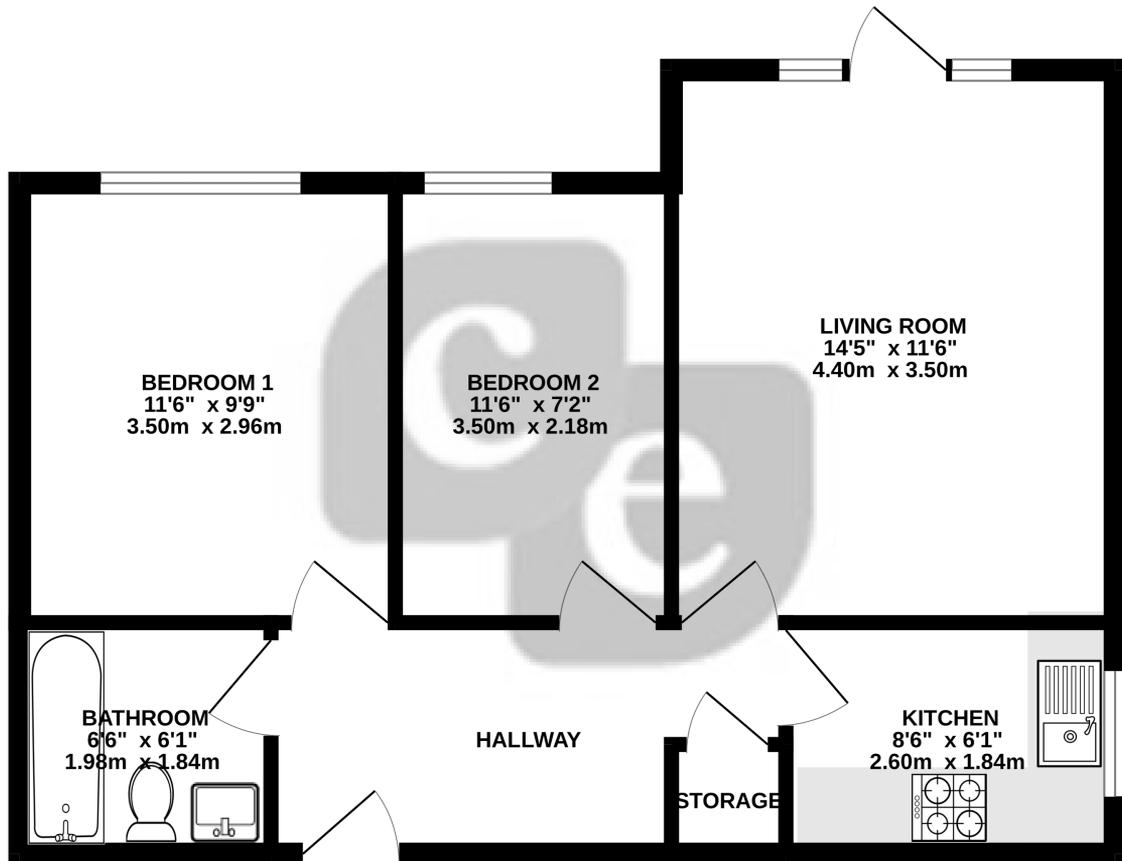
### Residents Parking and Communal Areas

Side aspect electronic gate leading to residents communal parking and communal areas.



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  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 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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