



EAST CROFT HOUSE, HARROW

£260,000

**** NO ONWARD CHAIN ****A one bedroom fourth floor purpose built flat constructed by Bellway Homes conveniently located for South Harrow Piccadilly Line station, shops and transport links. Further benefits include underground parking for one car, communal garden, fitted kitchen and gas central heating.

- ONE BEDROOM
- FOURTH FLOOR
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL GARDEN
- UNDERGROUND PARKING FOR ONE CAR
- FITTED KITCHEN

Hallway

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

Lounge

16' 5" x 11' 2" (5.00m x 3.40m) Two side aspect double glazed windows, two radiators, power points, TV aerial, phone point, Sky point.

Kitchen

8' 7" x 7' (2.62m x 2.13m) Range of wall and base level units with roll top work surfaces, single sink with drainer, four hob gas cooker with overhead extractor fan and oven below, integrated fridge/ freezer, integrated dishwasher, part tiled walls, spot lighting, power points, lino flooring.

Bedroom

15' 8" into wardrobe x 10' 1" (4.78m x 3.07m) Side aspect double glazed window, radiator, power points, built in wardrobe.

Bathroom

Spot lighting, low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap, wall mounted shower and attachment, wall mounted heated towel rail, fitted cabinet, part tiled walls, tiled flooring, shaving point.

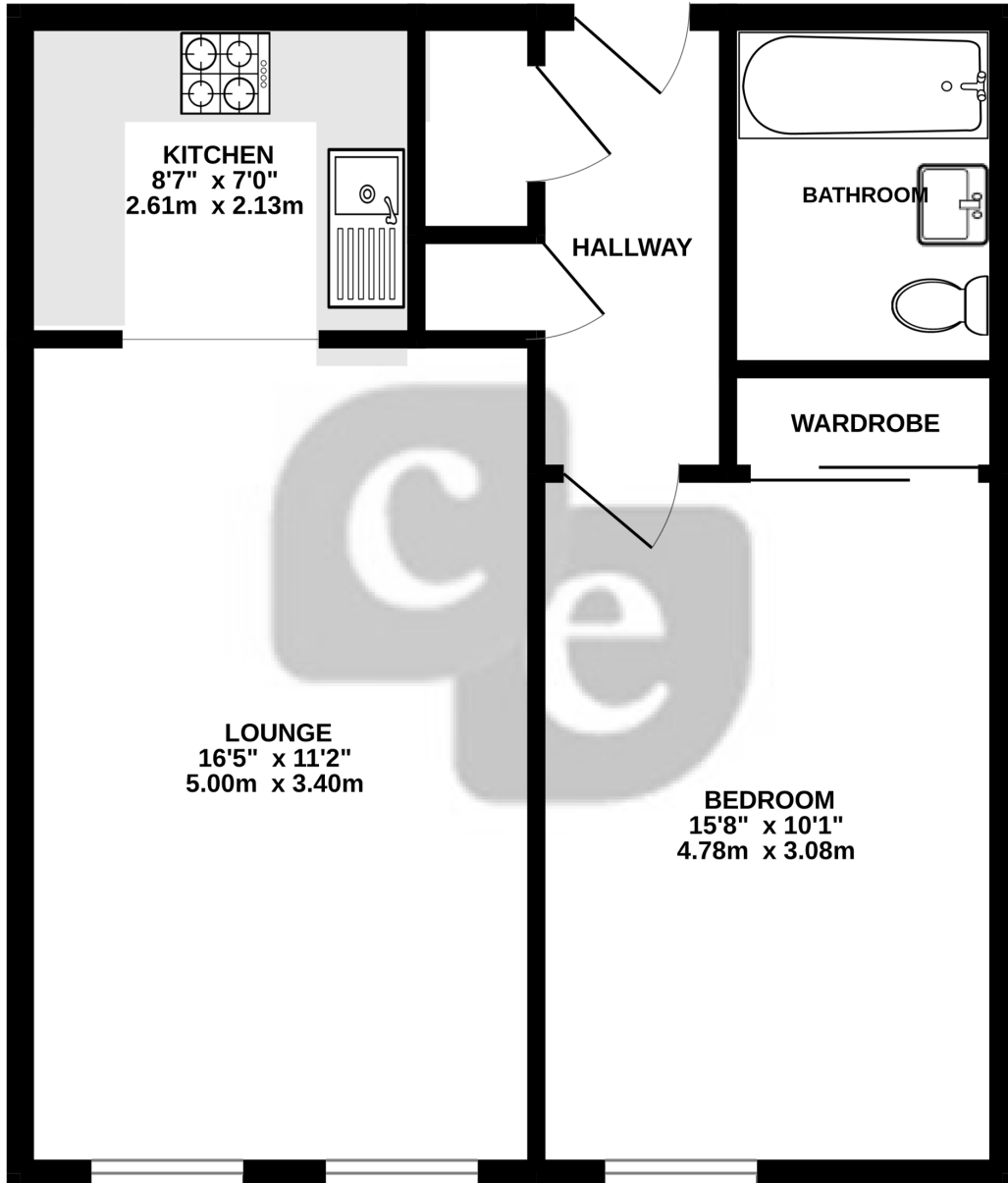
Communal Garden

Mainly laid lawn, well stocked borders, access to underground parking.



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
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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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