



## EASTCOTE LANE, HARROW

£265,000

A one bedroom first floor maisonette conveniently located for local shops and transport links. The property briefly comprises entrance hallway, lounge, kitchen, bedroom and bathroom. Further benefits include double glazing, gas central heating and off street parking for one car to the rear.

- ONE BEDROOM FIRST FLOOR FLAT
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- MODERN BATHROOM SUITE
- OFF STREET PARKING FOR ONE CAR
- CONVENIENTLY LOCATED FOR SHOPS AND TRANSPORT LINKS
- IDEAL INVESTMENT OR FIRST TIME PURCHASE

## Ground Floor

### Entrance

Entrance via front aspect door, stairs to first floor landing.

## First Floor

### Landing

Loft access.

### Living Room

11' 0" x 9' 6" (3.35m x 2.90m) Front aspect double glazed window, radiator, power points, TV aerial, phone point.

### Kitchen

7' 6" x 6' 3" (2.29m x 1.91 m) Front aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, part tiled walls, plumbed for washing machine, space for gas cooker, tiled flooring, power points, wall mounted boiler.

### Bedroom

9' 11" x 9' 6" (3.02m x 2.90m) Rear aspect double glazed window, radiator, power points.

### Bathroom

6' 3" x 6' 2" (1.91m x 1.88m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, tiled enclosed bath with mixer tap and shower attachment, heated towel rail, extractor fan, wall mounted mirror fronted medicine cabinet, tiled flooring.

## Outside

### Parking

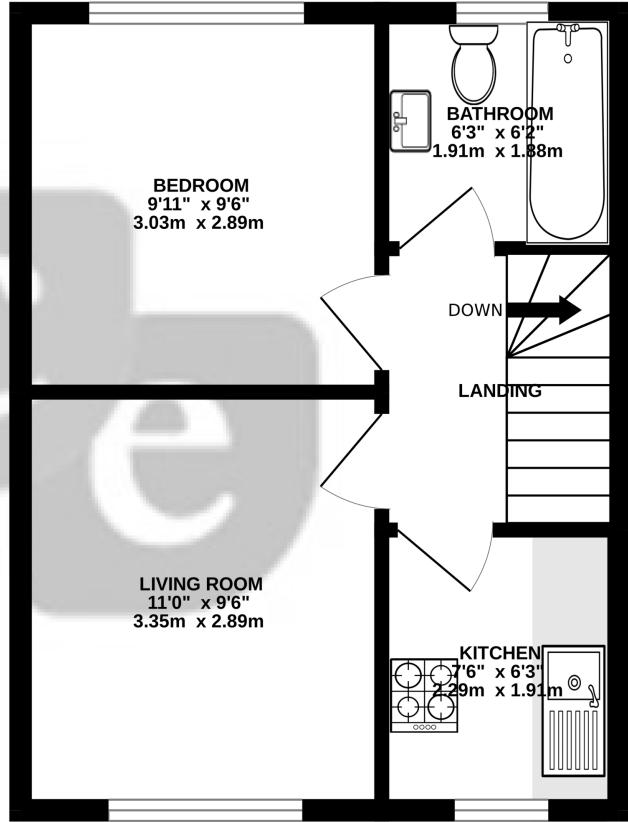
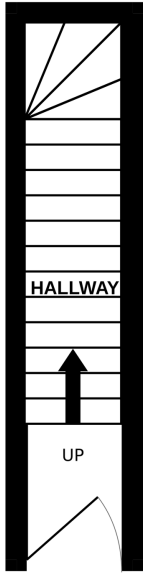
Off street parking to rear of property for one car.



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  
44 sq.ft. (4.1 sq.m.) approx.

1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 372 sq.ft. (34.6 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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