



EASTCOTE LANE, HARROW

£399,950

**** NO ONWARD CHAIN **** A bright and spacious two double bedroom second floor apartment built less than three years ago and conveniently located for shops, schools and transport links. The property briefly comprises hallway, open plan modern fitted kitchen/living room, balcony, two double bedrooms with en-suite to master bedroom, additional balcony and bathroom. Further benefits include fitted wardrobes, under floor heating, allocated underground parking, communal courtyard, secure video phone entry system and lift to all floors.

- TWO DOUBLE BEDROOMS
- MODERN DEVELOPMENT WITH SECURITY VIDEO PHONE ENTRY
- UNDERFLOOR HEATING
- TWO PRIVATE BALCONIES
- OPEN PLAN MODERN FITTED KITCHEN/LIVING ROOM
- SECOND FLOOR APARTMENT
- LIFT AND STAIRS TO ALL FLOORS
- ALLOCATED UNDERGROUND PARKING
- COMMUNAL COURTYARD
- LONG UNEXPIRED LEASE

Ground Floor

Communal Entrance

Communal entrance into development, with secure entry phone system.

Second Floor

Hallway

Entrance into hallway via front aspect door, tiled flooring with underfloor heating, power points, wall mounted video phone entry system, storage cupboard, spot lighting.

Open plan Kitchen/Living Room

L-Shaped 21' 10" max x 16' 10" max (6.65m x 5.13m) Two side aspect double glazed windows, side aspect double glazed door to balcony, range of wall and base level units with square edge work tops, integrated electric hob and overhead extractor fan, integrated oven and microwave, single sink with drainer and mixer tap, integrated dishwasher, integrated washing machine/dryer, integrated fridge/freezer, part tiled walls, spot lighting, power points, ceiling mounted ventilation, TV aerial, underfloor heating.

Balcony

Bedroom One

L-Shaped 18' 6" max x 12' 4" max (5.64m x 3.76m) Rear aspect double glazed window, side aspect door top balcony, range of fitted wardrobes, power points, TV aerial, phone point, carpeted flooring, ceiling mounted ventilation.

En-Suite Shower Room

Spot lighting, Low level W/C, wall mounted sink, corner shower with sliding glass doors, wall mounted shower with attachment, fully tiled surround, tiled flooring with underfloor heating, ceiling mounted ventilation, wall mounted mirror fronted medicine cabinet, wall mounted electric heated towel rail.

Balcony

Spot Lighting - access from bedroom one.

Bedroom Two

14' 1" max x 9' 3" max (4.29m x 2.82m) Rear aspect double glazed window, spot lighting, TV aerial, power points, carpeted flooring, ceiling mounted ventilation.

Bathroom

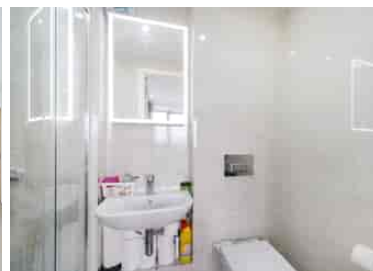
Low level W/C, wall mounted sink with mixer tap, spot lighting, ceiling mounted ventilation, panel enclosed bath with glass shower screen, mixer tap and shower attachment, wall mounted mirror fronted medicine cabinet, wall mounted electric heated towel rail, tiled walls, tiled flooring with underfloor heating.

Outside

Communal Courtyard

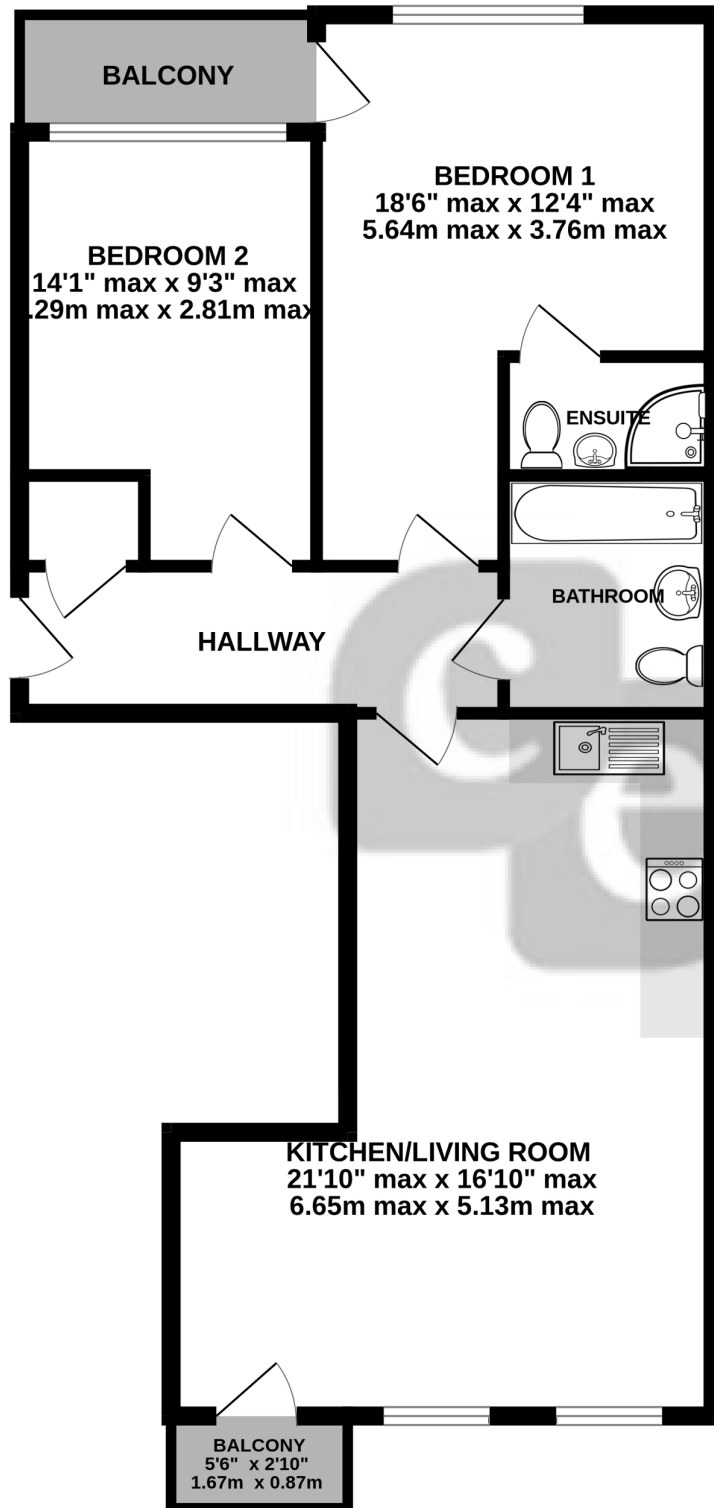
Parking

Secure underground parking 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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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