



FOR SALE

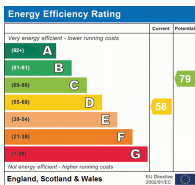
St Pauls Avenue, HARROW HA3 9PS

This well presented 2 bedroom duplex 1st-floor maisonette comprising of spacious lounge, fitted kitchen/diner with integrated appliances, 2 bedrooms, 3 piece bathroom suite and communal gardens. It is also conveniently located within walking distance to Kingsbury Station (Jubilee Line) as well as High Street banks, shops, restaurants and bus services.

The property has the added benefit of double glazing, gas central heating system and being sold on a chain free basis.

A renewed lease will be issued upon completion.

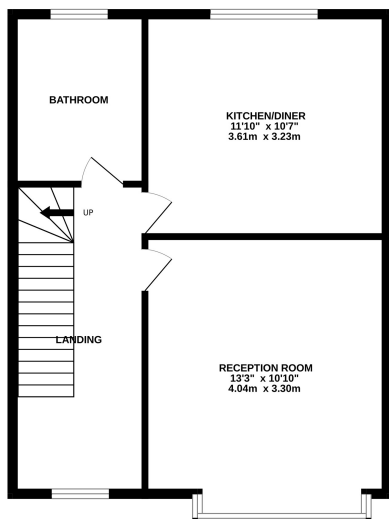
Council Tax Band C (Harrow) and EPC rating D (58).



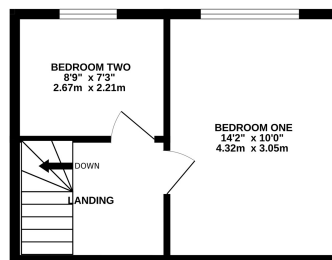
£315,000 Leasehold

Floorplan

1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



2ND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.4 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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NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.

