



EAST CROFT HOUSE, NORTHOLT ROAD, HARROW

£350,000

**** NO ONWARD CHAIN DELAYS **** A spacious and well maintained two double bedroom, two bathroom apartment conveniently located for South Harrow Piccadilly Line station and Harrow on the Hill Metropolitan/Mainline station. Further benefits include light filled modern open plan kitchen/living room, large master bedroom with fitted wardrobes and en-suite, a good size second bedroom, modern family bathroom and two balconies. Further benefits include 132 year lease remaining, double glazing, gas central heating, secure gated allocated parking, secure entry system, communal roof terrace, communal gardens and two lifts within the development. Internal viewing is highly recommended

- SIXTH FLOOR PURPOSE BUILT APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- FITTED WARDOBES IN MASTER BEDROOM
- TWO BATHROOMS
- STORAGE CUPBOARDS IN HALLWAY
- TWO BALCONIES
- CONVENIENTLY LOCATED FOR SHOPS AND SOUTH HARROW STATION
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- SECURE GATED ALLOCATED PARKING FOR ONE CAR
- COMMUNAL GARDENS AND ROOF TERRACE
- 132 YEAR LEASE REMAINING
- NO ONWARD CHAIN DELAYS

Ground Floor

Communal Entrance

Communal entrance via front aspect door with secure wall mounted phone entry system, stairs and lift to all floors, rear access to car park and communal garden.

Sixth Floor

Hallway

Entrance into hallway via rear aspect door, spot lighting, power points, phone point, radiator, two storage cupboards, with plumbing for washing machine, tiled flooring wall mounted fuse box, boiler and shelving, laminate flooring.

Open Plan Kitchen/Living Room

21' 9" x 13' 2" (6.63m x 4.01m) Two front aspect double glaze windows, side aspect double glazed window, side aspect double glaze French doors to balcony, range of wall and base level units with roll top work surfaces with matching up-stands, single sink with drainer, integrated electric hob with overhead extractor fan and stainless steel splash back, built in double oven, integrated fridge/freezer, integrated dishwasher, spot lighting, two radiators, TV aerial/phone multi point, laminate flooring.

Balcony

8' 0" x 5' 0" (2.44m x 1.52m)

Bedroom One

15' 2" x 10' 1" (4.62m x 3.07m) Front aspect double glazed French doors to balcony, fitted wardrobe, radiator, power points, TV aerial, laminate flooring.

Balcony

8' 0" x 5' 0" (2.44m x 1.52m)

En-Suite

6' 4" x 5' 1" (1.93m x 1.55m) Low level W/C, pedestal hand wash basin, shower cubicle with folding glass shower door, fully tiled surround, wall mounted shower with attachment, part tiled walls, wall mounted mirror fronted medicine cabinet, shaving point, spot lighting, wall mounted heated towel rail, tiled flooring.

Bedroom Two

11' 6" x 10' 9" (3.51m x 3.28m) Front aspect double glazed window, radiator, power points, laminate flooring.

Bathroom

7' 2" x 6' 3" (2.18m x 1.91m) Low level W/C, pedestal hand wash basin, panel enclosed bath with glass shower screen and mixer tap, wall mounted shower with attachment, part tiled walls, integrated wall mounted mirror, shaving point, wall mounted heated towel rail, extractor fan, tiled flooring.

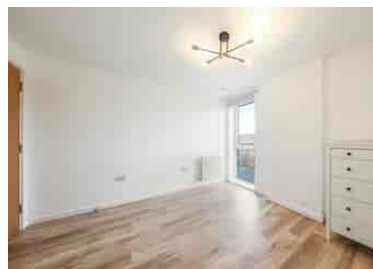
Outside

Allocated Parking

Secure gated allocated parking for one car.

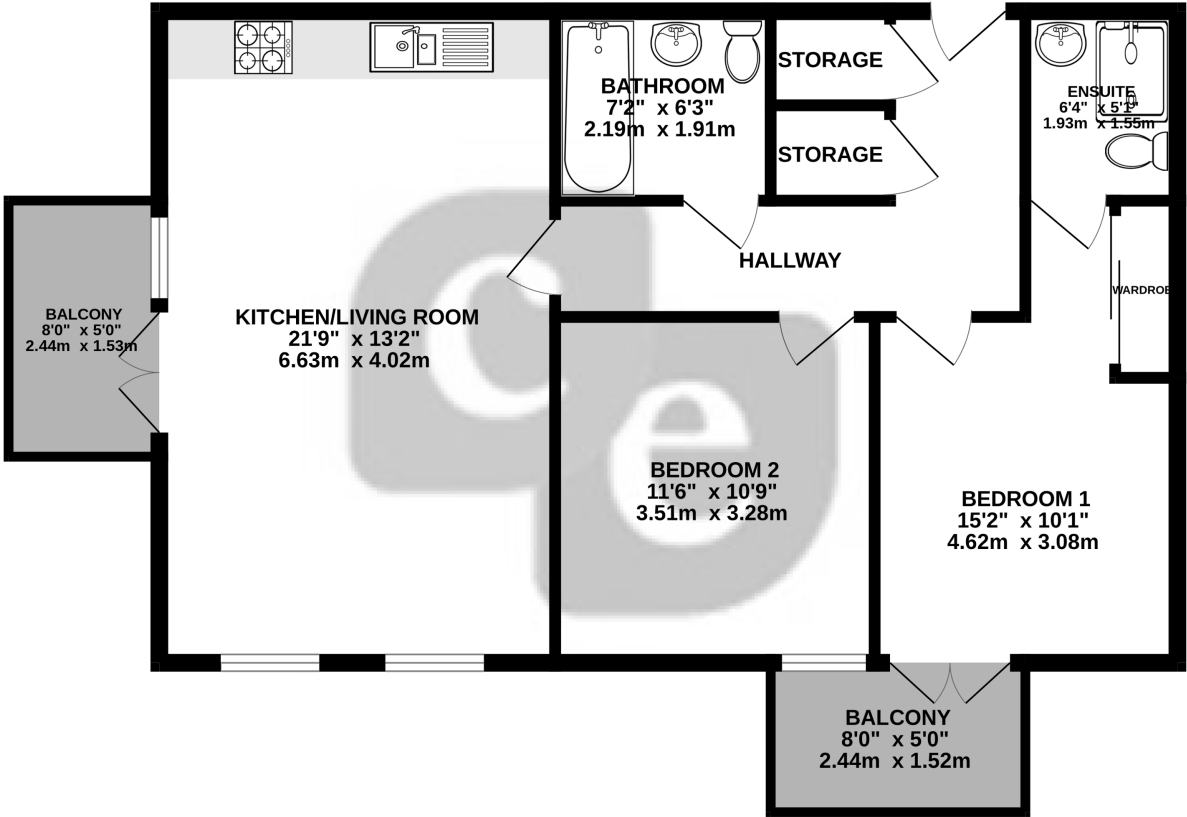
Communal Gardens

Communal Roof Terrace



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.

SIXTH FLOOR
 772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 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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