



## SHERWOOD ROAD, HARROW

£240,000

**\*\* NO ONWARD CHAIN \*\*** A two bedroom first floor flat conveniently located for shops, schools and transport links, with South Harrow Piccadilly Line station being within 0.2 miles. The property briefly comprises living room, kitchen, two bedrooms, bathroom and garden. Further benefits include double glazing, gas central heating a long unexpired lease and no onward chain delays.

- TWO BEDROOMS
- FIRST FLOOR FLAT
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- CONVENIENT FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- PART OF GARDEN
- LONG UNEXPIRED LEASE

## Ground Floor

### Communal Entrance

Communal entrance via front aspect door, door to stairs leading to first floor.

## First Floor

### Hallway

Entrance into hallway via side aspect door, side aspect frosted double glazed window, coved ceiling, wall mounted phone entry system, two radiators, power points, laminate flooring.

### Living Room

12' 1" x 9' 6" (3.68m x 2.90m) Front aspect double glazed window, coved ceiling, radiator, power points, TV aerial, laminate flooring.

### Kitchen

12' 2" x 5' 8" (3.71m x 1.73m) Rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated electric hob with oven below and overhead extractor fan, space for fridge/freezer, plumbed for washing machine, part tiled walls, tiled flooring, wall mounted boiler, power points.

### Bedroom One

12' 9" max x 8' 9" max (3.89m x 2.67m) Rear aspect double glazed window, side aspect frosted double glazed door leading to garden via staircase, coved ceiling, fitted wardrobe, radiator, power points, laminate flooring.

### Bedroom Two

14' 8" x 4' 9" (4.47m x 1.45m) Front aspect double glazed window, fitted wardrobe, radiator, power points, laminate flooring.

## Bathroom

6' 2" x 5' 5" (1.88m x 1.65m) Low level W/C, pedestal hand wash basin, panel enclosed bath with glass shower screen, shower with attachment, extractor fan, heated towel rail, tiled walls, lino flooring.

## Outside

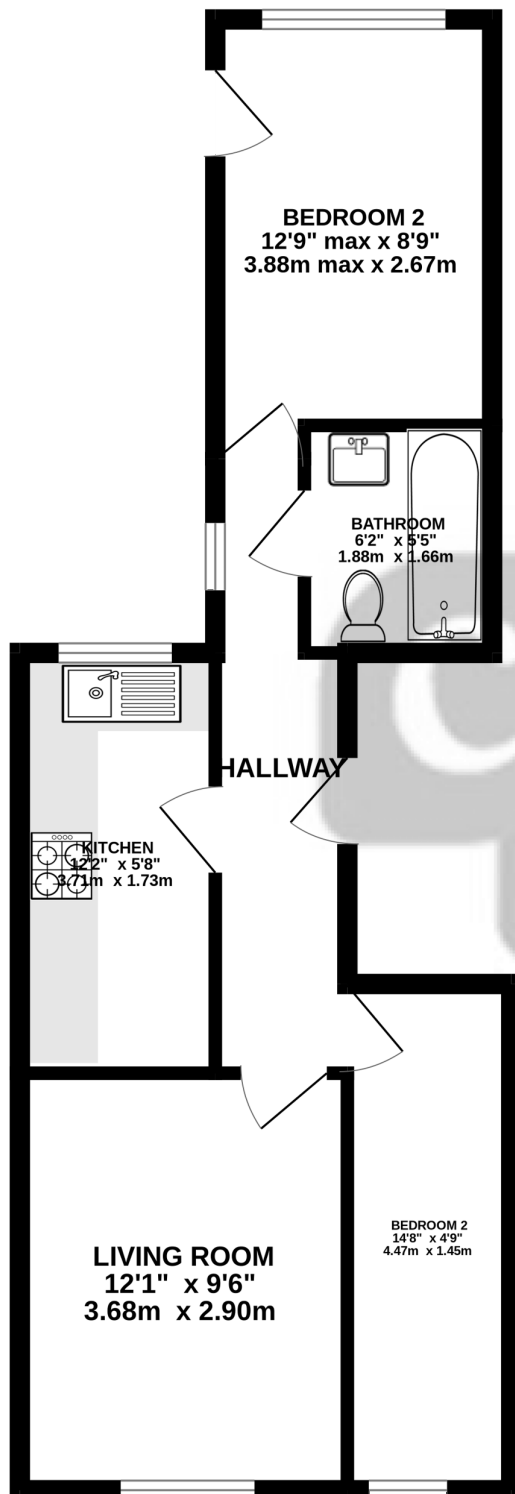
### Rear Garden

Left hand side of garden shown in picture.



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  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.6 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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