



PALMERSTON ROAD, HARROW

£304,950

**** SHARE OF FREEHOLD WITH 900+ YEAR LEASE ****

A spacious two bedroom first floor flat conveniently Located on a no through road within close proximity to excellent transport and shopping facilities including Harrow & Wealdstone Bakerloo and London Overground station. The is being sold with no upper chain delays and briefly comprises communal entrance with stairs leading to first floor, open plan living room/kitchen, two bedrooms and bathroom.

- TWO BEDROOM FIRST FLOOR FLAT
- SHARE OF FREEHOLD
- OPEN PLAN LIVING ROOM/KITCHEN
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- NO ONWARD CHAIN DELAYS
- LEASE IN EXCESS OF 900 YEARS

Ground Floor

Communal Entrance

Communal entrance via front aspect door, tiled flooring, door to flat.

Entrance

Front aspect frosted stained glass door, laminate flooring, stairs to first floor.

Bathroom

6' 4" x 5' 5" (1.93m x 1.65m) Side aspect frosted double glazed window, low level W/C, vanity hand wash basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, glass shower screen, fully tiled walls, extractor fan, tiled flooring.



First Floor

Hallway

Loft access, radiator, power points, laminate flooring.

Open plan Living Room/Kitchen

14' 9" into bay x 15' 3" max (4.50m x 4.65m) Front aspect double glazed window into bay, front aspect double glazed window, range of wall and base level units with roll top work surfaces, gas hob with oven below and overhead extractor fan, single sink with drainer, plumbed for washing machine, wall mounted cupboard enclosed boiler, part tiled walls, power points, TV aerial, laminate flooring.

Bedroom One

11' 9" x 10' 1" (3.58m x 3.07m) Rear aspect double glazed window, radiator, power points, laminate flooring.

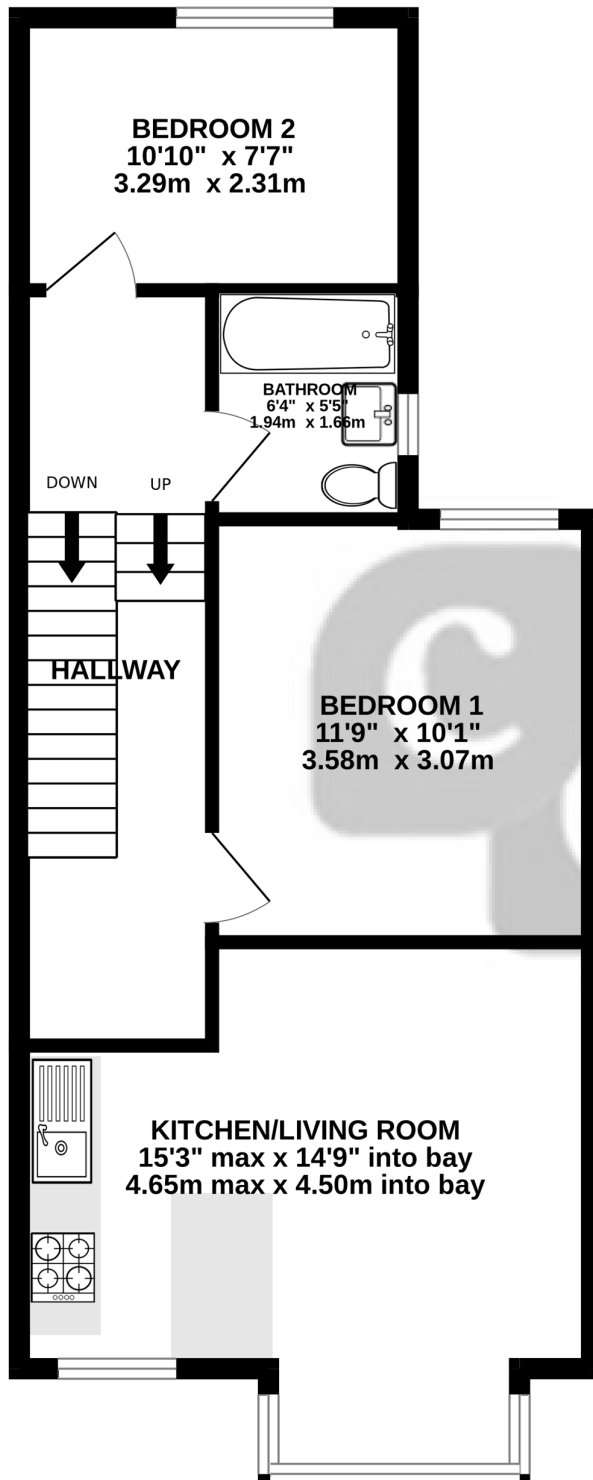
Bedroom Two

10' 10" x 7' 7" (3.30m x 2.31m) Rear aspect double glazed window, radiator, power points, laminate flooring.



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.

FIRST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 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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