



EASTCOTE LANE, HARROW

£265,000

A larger than average one bedroom purpose built flat conveniently located for shops and transport links on the Harrow/South Ruislip borders. The property briefly comprises secure communal entrance, hallway, living room, kitchen, bedroom and bathroom. Further benefits include double glazing, gas central heating and communal front and rear gardens.

- ONE DOUBLE BEDROOM
- PURPOSE BUILT FIRST FLOOR FLAT
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- 103 YEAR LEASE REMAINING
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- COMMUNAL FRONT AND REAR GARDENS
- SECURE VIDEO PHONE ENTRY SYSTEM
- CONVENIENTLY LOCATED FOR SHOPS AND TRANSPORT LINKS

Ground Floor

Communal Entrance

Communal entrance via front aspect door, wall mounted secure phone entry system, stairs to first floor landing.

First Floor

Hallway

Entrance into hallway via rear aspect door, wall mounted 'Worcester' boiler, radiator, wall mounted video phone entry system, loft access, laminate flooring.

Living Room

16' 4" x 10' 8" (4.98m x 3.25m) Front aspect double glazed window, radiator, power points, phone point, TV aerial, feature fireplace, laminate flooring.

Kitchen

8' 9" x 6' 4" (2.67m x 1.93m) Rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, electric hob with overhead extractor fan and oven below, plumbed for washing machine, part tiled walls, power points, radiator, tiled flooring.

Bedroom

12' 9" x 9' 2" (3.89m x 2.79m) Front aspect double glazed window, radiator, power points, laminate flooring.

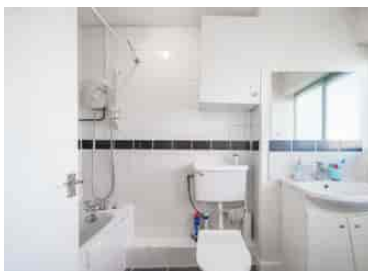
Bathroom

9' 10" x 5' 8" (3.00m x 1.73m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, panel enclosed bath with mixer tap and shower attachment, part tiled walls, radiator, wall mounted mirror and medicine cabinet, tiled flooring.

Outside

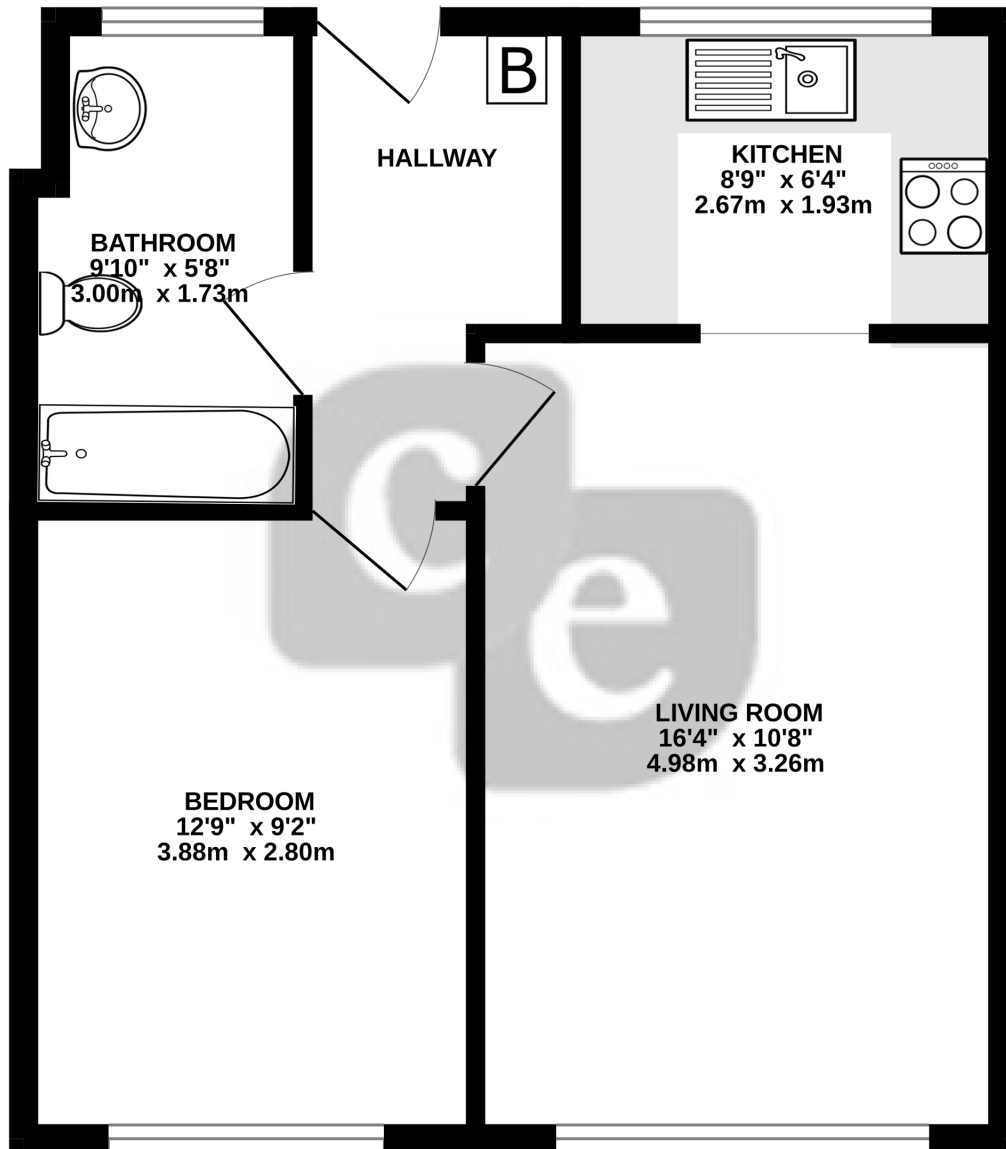
Communal Grounds

Communal front and rear gardens.



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.

FIRST 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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