



EMERALD COURT, DRINKWATER ROAD, HARROW

£375,000

A spacious and well maintained two double bedroom third floor flat conveniently located within easy reach of local shops, schools and transport links. The property briefly comprises communal entrance with video phone entry system, hallway with large storage cupboard, open plan kitchen/living room with balcony, two double bedrooms, en-suite to the master bedroom and a family bathroom. Further benefits include ventilation system throughout, secure video phone entry system, fitted wardrobes, double glazing, gas central heating, long unexpired lease and great a view of Harrow on the Hill.

- TWO DOUBLE BEDROOMS
- THIRD FLOOR PURPOSE BUILT FLAT
- OPEN PLAN KITCHEN/LIVING ROOM
- BALCONY
- FITTED WARDROBES
- TWO BATHROOMS
- VENTILATION SYSTEM THROUGHOUT
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- CONVENIENT FOR SCHOOLS, SHOPS AND TRANSPORT LINKS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- SECURE VIDEO PHONE ENTRY SYSTEM
- LONG UNEXPIRED LEASE

Ground Floor

Communal Entrance

Communal Entrance via front aspect door, wall mounted video intercom, stairs to all floors.

Third Floor

Hallway

Entrance into hallway via rear aspect door, storage cupboard housing ventilation system, plumbed for washing machine, wall mounted video entry system, radiator, power points, laminate flooring.

Open Plan Kitchen/Living Room

20' 9" max x 17' 2" max (6.32m x 5.23m) Rear aspect double glazed window to balcony, rear aspect window, side aspect window, range of wall and base level units with breakfast bar, matching upstands, one and a half bowl sink with drainer, 4 hob gas cooker with oven below and overhead extractor fan, stainless steel splash back, plumbed for slimline dishwasher, space for fridge/freezer, wall mounted cupboard enclosed boiler, power points, part tiled/carpeted flooring, phone point, TV aerial, double radiators, spot lighting, ceiling mounted ventilation, laminate flooring.

Balcony

Rail and fitted panels 4ft high with privacy film around balcony provides a secure play area for small children or a garden.

Bedroom One

12' 4" x 9' 2" (3.76m x 2.79m) Front aspect double glazed window, built in wardrobe, ceiling mounted ventilation, spot lighting, radiator, power points, phone point, TV aerial, carpeted flooring.

En-Suite

Shower cubicle with glass shower door and tiled surround, wall mounted shower with attachment, low level W/C, pedestal hand wash basin, heated towel rail, shaving point, mirror, spot lighting, ceiling mounted ventilation, tiled flooring.

Bedroom Two

12' 4" x 9' 2" (3.76m x 2.79m) Rear aspect double glazed window, radiator, ceiling mounted ventilation, fitted wardrobe, phone point, TV aerial, carpeted flooring.

Bathroom

7' 4" x 7' 2" (2.24m x 2.18m) Low level W/C, hand wash basin, panel enclosed bath with glass shower screen, wall mounted shower with attachment, spot lighting, ceiling mounted ventilation, part tiled walls, heated towel rail, shaving point, integrated mirror, tiled flooring.

Outside

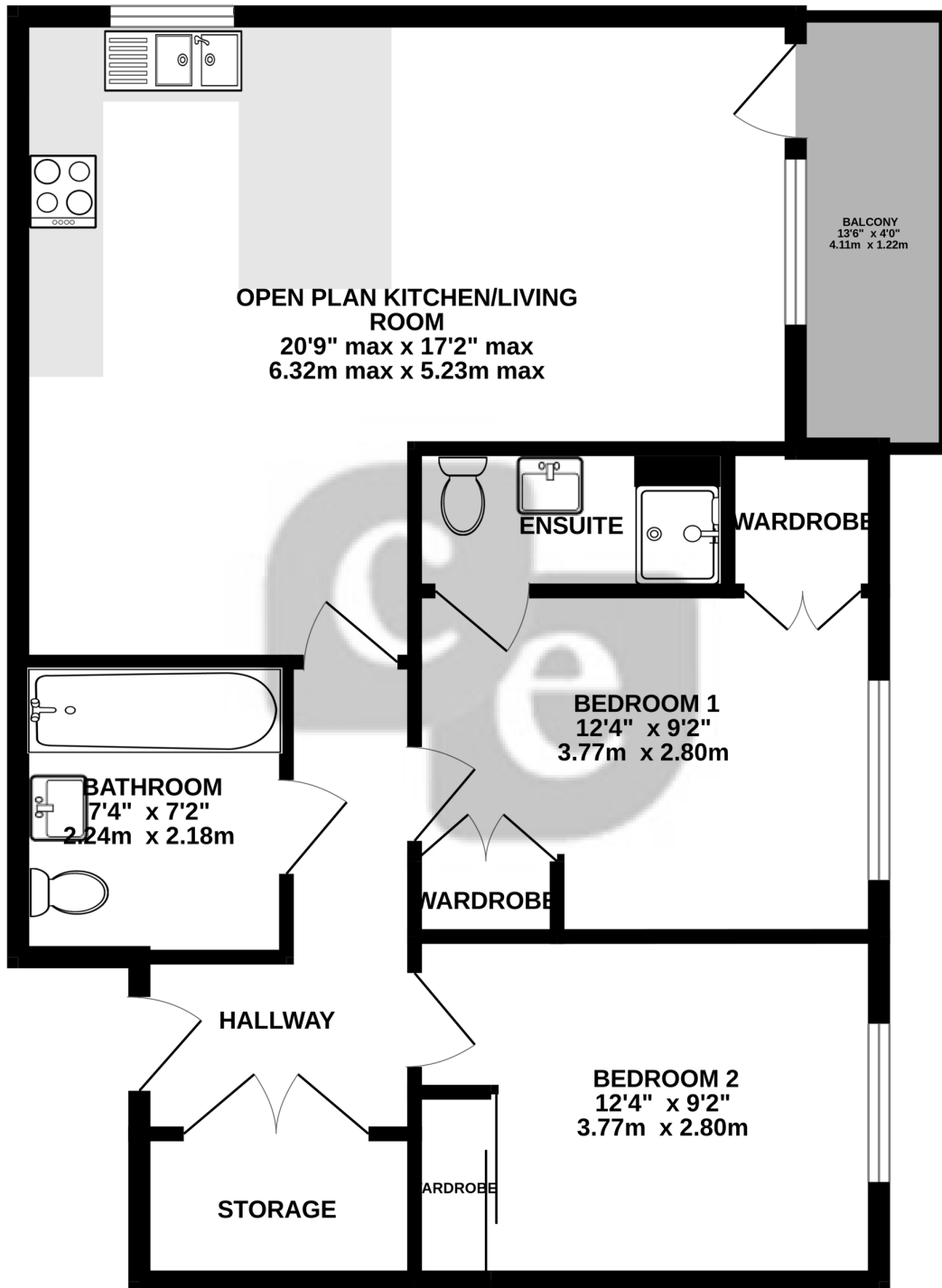
Communal Grounds

Communal grounds with locked bicycle storage.



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.

THIRD FLOOR
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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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