



## HEADSTONE GARDENS, HARROW

# £285,000

**\*\* SHARE OF FREEHOLD \*\*** A recently refurbished one bedroom, first floor flat, which was previously granted planning permission to convert the loft into another bedroom with en-suite (PA/306/E.01; PA/306/P.01; PA/306/P.02; SITE PLAN). The property is conveniently located for shops and transport links and features a 15'6" bay fronted living room, modern fitted kitchen with integrated appliances, spacious bedroom and contemporary bathroom and separate W/C. Further benefits include share of freehold with a 101 year lease remaining, double glazing, gas central heating, garden/storage area, single garage with vehicle access and no onward chain.

- ONE BEDROOM FIRST FLOOR FLAT
- SHARE OF FREEHOLD WITH 101 YEAR LEASE REMAINING
- PREVIOUS PLANNING PERMISSION GRANTED - PA/306/E.01
- NO ONWARD CHAIN
- SPACIOUS BAY FRONTED LIVING ROOM
- RECENTLY REFURBISHED THROUGHOUT
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CONTEMPORARY BATHROOM SUITE
- DOUBLE GLAZING & GAS CENTRAL HEATING
- GARAGE WITH VEHICLE ACCESS
- GARDEN/STORAGE AREA
- CONVENIENTLY LOCATED FOR SHOPS AND TRANSPORT LINKS

## Ground Floor

### Entrance

Entrance via front aspect frosted double glazed door, coconut matting, carpeted stairs to first floor.

### Hallway

Side aspect double glazed window, picture rail, loft access, power points, radiator, carpeted flooring.

### Living Room

15' 6" x 10' 10" (4.72m x 3.30m) Front aspect double glazed window into bay, spot lighting, feature open fireplace with surround, radiator, power points, phone point, TV aerial, carpeted flooring.

### Kitchen

7' 7" x 6' 8" (2.31m x 2.03m) Front aspect part frosted double glazed window, range of wall and base level units with square edge work surfaces, glass upstands and splash back, integrated circular sink with drainer, integrated 'AEG' electric hob with oven below and 'AEG' overhead extractor fan, integrated 'Sharp' slimline dishwasher, integrated fridge/freezer, power points, wooden flooring.

### Bedroom

12' 6" x 10' 6" (3.81m x 3.20m) Rear aspect double glazed window, radiator, power points, carpeted flooring.

### Bathroom

7' 10" x 6' 8" (2.39m x 2.03m) Rear aspect frosted double glazed window, spot lighting, panel enclosed bath with mixer tap, wall mounted shower with attachment, glass shower screen, extractor fan, wall mounted heated towel rail, wall mounted mirror, tile effect panelled walls, cupboard housing wall mounted boiler, plumbed for washing machine, lino flooring.

## Outside

### Garden/Storage Area

Side access to garden/storage area via wooden gate, fence enclosed.

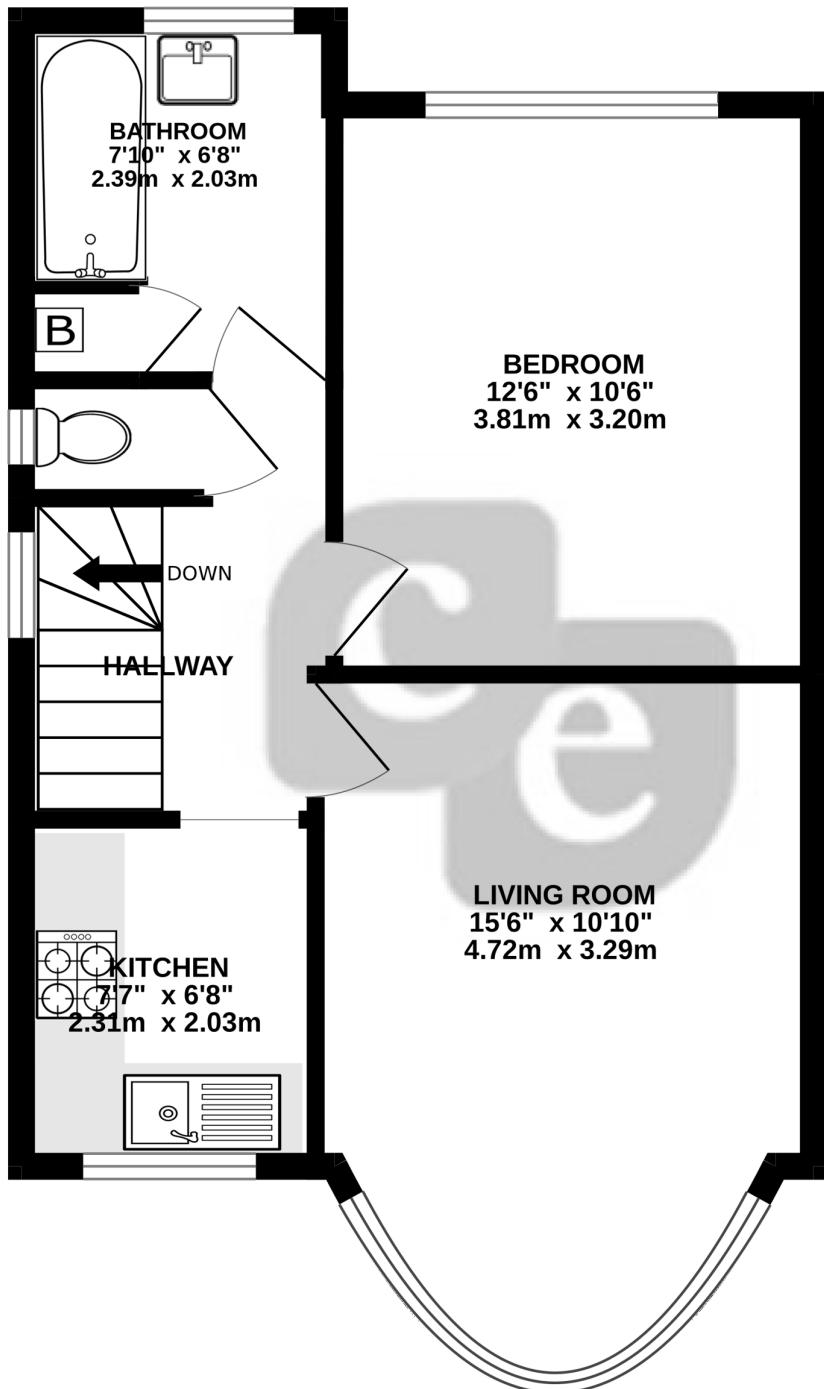
### Garage

Single garage with up and over door, vehicle access via side road.



**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  
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.7 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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