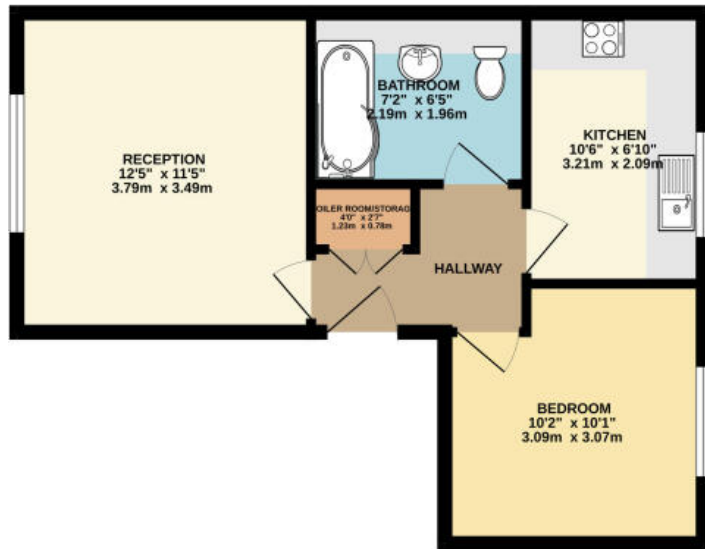


GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq.ft. (38.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplate contained herein, measurements of rooms, corridors, stairs and any other parts 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 furniture, appliances and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metreplan 10/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Harrier Way, London

£250,000

- ONE BEDROOM SECOND FLOOR FLAT
- NO ONWARD CHAIN
- 963 YEARS REMAINING ON LEASE
- RECENTLY REFURBISHED & EXCELLENT CONDITION
- RE-FITTED CONTEMPORARY KITCHEN
- STYLISH MODERN BATHROOM
- 12' x 11' RECEPTION ROOM
- ALLOCATED PARKING
- CLOSE TO SHOPS, AMENITIES & SCHOOLS



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GROUND FLOOR

Communal Entrance

Via security phone entry system, stairs to second floor.

SECOND FLOOR

Front Entrance

Via hardwood door opening into:

Entrance Hall

Loft hatch to ceiling, built-in storage cupboard, storage heater, wall mounted security entrance phone, fitted carpet.

Reception Room

3.78m x 3.48m (12' 5" x 11' 5") Double glazed windows to front, storage heater, laminate flooring.



Bedroom

3.1m x 2.98m (10' 2" x 9' 9") Double glazed windows to side, electric heater, fitted carpet.

Kitchen

3.1m x 2.09m (10' 2" x 6' 10") Double glazed windows to side, spotlights to ceiling, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for appliances, tiled splashbacks, laminate flooring.



Bathroom

2.19m x 1.95m (7' 2" x 6' 5") P-shaped panelled bath, shower, hand wash basin, low-level flush WC, tiled walls, tiled flooring.



EXTERIOR

Front Exterior

One allocated parking space.