



Preston Road, Harrow, HA3 0QJ

£320,000 Leasehold

- First Floor Two Bedroom Flat
- Very Convenient for Preston Road Station & shops
- Central Heating & Double Glazing
- Lounge with Open Plan Kitchen
- Two Double Bedrooms
- Tiled Bathroom/WC
- Garage in block to the rear
- Very Long Lease
- EPC Rating C



Christopher Rawlinson & Co are delighted to offer this First Floor Two Bedroom Flat, situated within a short walk of Preston Road's Met Line Station & shops. Central Heating, Double Glazing, Lounge with Open Plan Fitted Kitchen, Two Double Bedrooms, Tiled Bathroom/WC. Garage in block to the rear. Very Long Lease. Viewing through Sole Agents.

Communal Entrance

Stairs to first floor.

Entrance Hall

Entryphone, radiator, fitted cupboard.

Lounge

13' 6" x 12' 8" (4.11m x 3.86m) Radiator, parquet flooring, wall lights, double glazed window.

Open Plan Fitted Kitchen

8' 11" x 8' 9" (2.72m x 2.67m) Matching wall and base units with tiled splashbacks, fitted oven, electric hob, extractor, sink, integrated fridge/freezer, plumbed for washing machine, breakfast bar.

Bedroom One

14' 0" x 11' 0" (4.27m x 3.35m) Radiator, parquet flooring, fitted cupboard, double glazed window to front.

Bedroom Two

10' 10" x 9' 0" (3.30m x 2.74m) Radiator, fitted cupboard, wood flooring, door to balcony, double glazed window.

Tiled Bathroom

6' 8" x 5' 10" (2.03m x 1.78m) Bath with overhead shower, wash hand basin with cupboard below, wc, tiled walls and floor, radiator, double glazed frosted window to rear.

Own Garage

Garage in block to the rear of communal grounds.

Long Lease

Approx 189 years unexpired (to be confirmed).
Ground Rent £100 per annum (tbc)
Service Charges £521 every 6 months (tbc)

Additional Information

Council Tax Band C London Borough of Brent (£1710. 62p p.a.) tbc.
Mobile : EE and 02.
Broadband: Basic 16Mbps, Superfast 80Mbps and Ultrafast 1000Mbps
Satellite/Fibre TV: BT and Sky.

DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. All internal room measurements have been taken using a sonic measure and may be subject to a 6" margin of error. We have not tested any appliances or heating system, if installed.

