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Hanbury Court, Northwick Park Road, Harrow, HA1 2LR

£210,000 Leasehold

- Two Bedroom Ground Floor RETIREMENT Flat
- Lounge with Garden Access
- Council Tax Band E, Harrow
- Lease 125 years from 1992
- Service Charges £4,400 p.a. Ground Rent £620 p.a.
- Broadband: Superfast 80Mbps, Mobile: EE 02 Three Vodafone
- EPC Rating C



We are delighted to bring to the market this Two Bedroom Ground Floor RETIREMENT Flat with garden access, situated within easy reach of both Kenton & Harrow's excellent transport & shopping facilities. This development offers a House Manager, Communal Lounge, Kitchen, Laundry, Lifts, Residents should be at least 55 years of age, social activities arranged. (Cats and dogs generally accepted). Long Lease. Viewing through Sole Agents.

Communal Entrance

Entryphone, access to Manager's Office, Residents' Lounge, Kitchen & Laundry. Lifts to all floors.

Entrance Hall

15' 9" x 3' 3" (4.80m x 0.99m) Night storage heater, entryphone, fitted carpet, two cupboards,

Lounge

14' 1" x 11' 4" (4.29m x 3.45m) Fitted carpet, night storage heater, glazed doors to rear garden.

Modern Fitted Kitchen

7' 3" x 6' 11" (2.21m x 2.11m) Fitted range of wall and base units, electric oven & hob, extractor, stainless steel sink & drainer.

Bedroom One (Rear)

12' 1" x 9' 0" (3.68m x 2.74m) Fitted wardrobe, night storage heater, fitted carpet, double glazed window.

Bedroom Two (Rear)

13' 10" x 7' 11" (4.22m x 2.41m) Night storage heater, fitted carpet, double glazed window.

Shower Room / WC

6' 7" x 5' 5" (2.01m x 1.65m) Modern shower room with walk-in shower, wash hand basin, wc.

Communal Gardens & Parking

Well kept communal gardens, parking to the rear.

Lease

125 years from 1992 (91 years remaining).
Ground Rent £620 per annum (to be confirmed).
Serviced Charges £4,400 per annum (to be confirmed).

Additional Information

Council Tax Band E, London Borough of Harrow.
Broadband: Super-fast 80Mbps. Mobile signal: EE 02 Three Vodafone.

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. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error. Lease details, service charges and ground rent are given as a guide only and should be checked and confirmed by your Solicitor prior to an exchange of contracts.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Christopher Rawlinson & Co



Approx. Gross Internal Area = 57.4 sq m / 617 sq ft