



## THE GREENWOODS, SHERWOOD ROAD, HARROW

### £144,950

A newly refurbished one bedroom, ground floor flat situated in this popular purpose built retirement development for the over 55's. The property is in our opinion in excellent condition throughout and offers a bright and spacious living room, the fitted kitchen is conveniently located directly off the lounge and is fitted with eye and base level units, a spacious bedroom offers plenty of room for additional furniture and a modern bathroom suite. Further benefits within the development include a lift, residents lounge, guest suite and laundry room. There is also secure entrance with a community alarm service fitted to all flats, and a resident estate manager. Outside the well-kept communal gardens can be enjoyed by all residents. Although the development is situated in a quite cul-de-sac (off Sherwood Road) it is also conveniently located for Waitrose plus a variety of local shops and South Harrow's Piccadilly Line station with secure gated access directly onto Northolt Road.

- ONE BEDROOM GROUND FLOOR RETIREMENT FLAT
- NEWLY REFURBISHED THROUGHOUT
- FOR THE OVER 55'S ONLY
- NEW MODERN FITTED KITCHEN
- MODERN BATHROOM SUITE
- SECURITY ENTRANCE
- RESIDENT ESTATE MANAGER
- RESIDENTS LOUNGE, LAUNDRY ROOM & GUEST SUITE
- DOUBLE GLAZING
- GATED ACCESS TO NORTHOLT ROAD
- CONVENIENTLY LOCATED FOR SHOPS AND SOUTH HARROW STATION

## Ground Floor

### Hallway

Entrance into hallway via front aspect door, wall mounted storage heater, storage cupboard, cupboard housing hot water tank. laminate flooring

### Living Room

17' 9" x 10' 5" (5.41m x 3.17m) Rear aspect double glazed window, spot lighting, storage heater, power points, USB points, TV aerial, laminate flooring.

### Kitchen

7' 8" x 6' 9" (2.34m x 2.06m) Range of wall and base level units with roll top work surfaces, undercounter lighting, single sink with drainer and mixer tap, integrated electric hob with overhead extractor fan, integrated oven, space for fridge/freezer, part tiled walls, power points, spot lighting, wall mounted electric heater, tiled flooring.

### Bedroom

14' 3" x 8' 9" (4.34m x 2.67m) Rear aspect double glazed window, storage heater, power points, phone point, spot lighting, laminate flooring.

## Outside

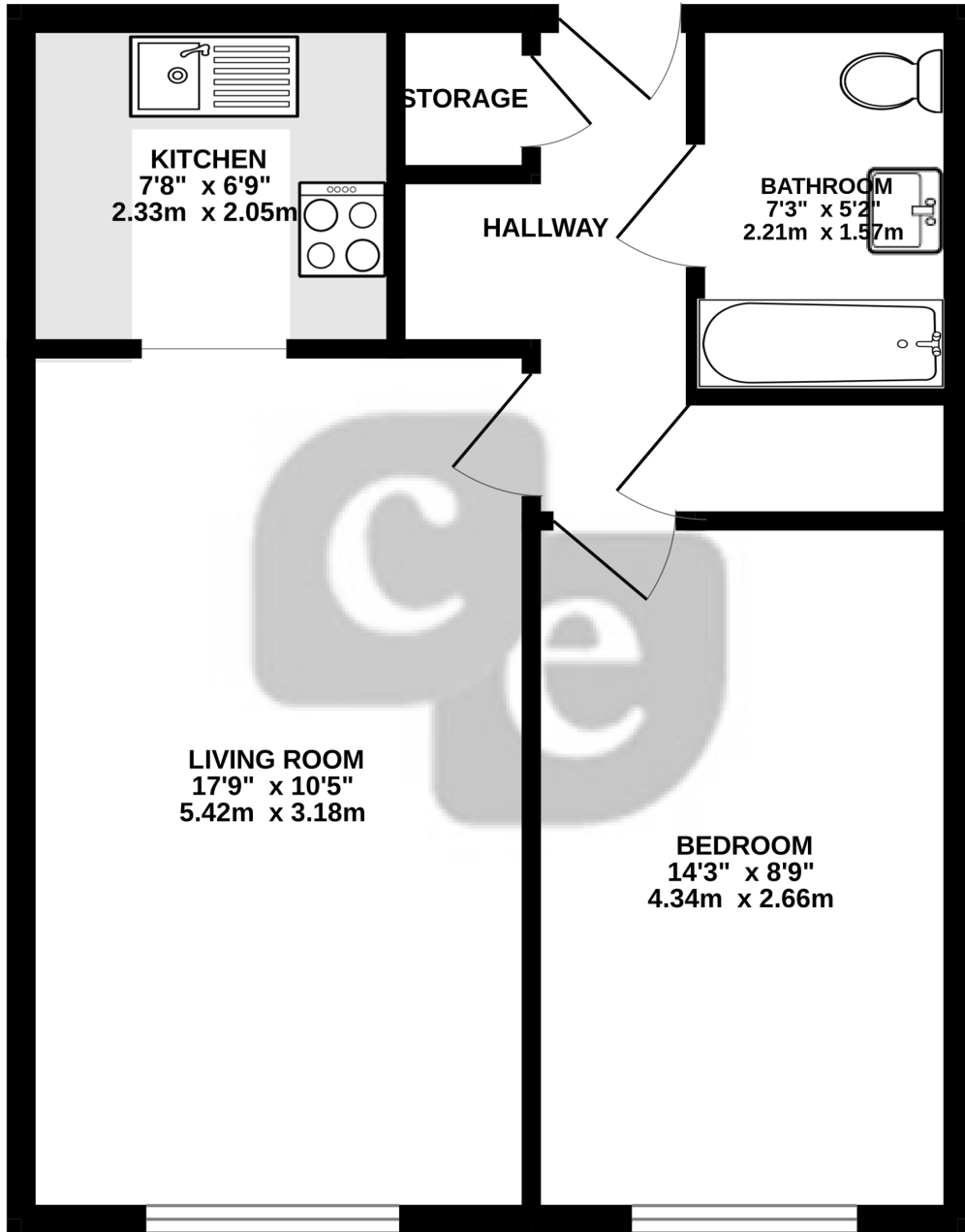
## Communal Residents Parking

## Communal Grounds



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.

GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 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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