



## KINGSLEY ROAD, HARROW

£449,999

**\*\* SHARE OF FREEHOLD \*\*** A spacious and well maintained two double bedroom ground floor flat benefiting from a large and attractive private rear garden. The property is conveniently located within 0.3 miles from South Harrow Piccadilly Line station and backs onto parkland. The property briefly comprises communal porch into lobby, hallway with storage space with plumbing for washing machine and dryer, separate w/c, wet room, living room with direct access into rear garden, modern fitted kitchen/diner with tri-folding doors into garden and two double bedrooms. Further benefits include double glazing and gas central heating, under floor heating to living room and kitchen/diner and share of freehold. Internal viewing is highly recommended.

- TWO DOUBLE BEDROOMS
- SHARE OF FREEHOLD
- GROUND FLOOR CONVERTED FLAT
- WELL PRESENTED THROUGHOUT
- OPEN PLAN LIVING ROOM/KITCHEN/DINER
- MODERN FITTED KITCHEN WITH TRI-FOLDING DOORS TO GARDEN
- LARGE ATTRACTIVE PRIVATE REAR GARDEN
- WET ROOM AND ADDITIONAL SEPARATE W/C
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CONVENIENT FOR SCHOOLS, SHOPS AND TRANSPORT LINKS
- BACKING ONTO PARKLAND

## Ground Floor

### Communal Porch

Communal entrance into porch via front aspect frosted door.

### Communal Lobby

Communal entrance into lobby via front aspect frosted door.

### Hallway

Entrance into hallway via side aspect door, part Oak and tiled flooring, storage cupboards, radiator, plumbed for washing machine and dryer.

### Living Room

15' 4" max x 13' 7" max (4.67m x 4.14m) Rear aspect double glazed door to garden, side aspect double glazed window, spot lighting, fitted cupboard, cupboard housing wall mounted boiler, power points, TV aerial, tiled flooring.

### Kitchen/Diner

18' 8" x 8' 8" (5.69m x 2.64m) Rear aspect double glazed window, sky light, side aspect tri-folding doors to garden, range of wall and base level units with stone worktops and matching upstands, single sink with integrated drainer and mixer tap, integrated gas hob with overhead extractor fan, stainless steel splash back, integrated oven, integrated dishwasher, space for fridge/freezer, power points, spot lighting, underfloor heating.

### Bedroom One

15' 0" into bay x 11' 5" max (4.57m x 3.48m) Front aspect double glazed window into bay, spot lighting, radiator, power points, TV aerial, Oak flooring.

### Bedroom Two

11' 8" max x 10' 4" max (3.56m x 3.15m) Side aspect double glazed window, spot lighting, radiator, power points, fitted wardrobe and dressing table, Oak flooring.

## Wet Room

8' 2" max x 5' 9" max (2.49m x 1.75m) Side aspect frosted double glazed window, low level W/C, wall mounted shower with attachment, overhead shower head, vanity hand wash basin, fully tiled walls, extractor fan, spot lighting, heated towel rail, shaving point, tiled flooring.

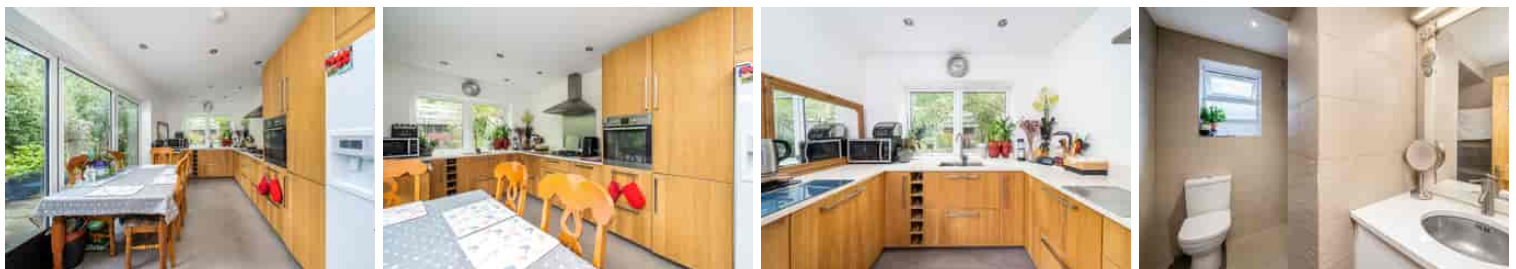
## W/C

Low level W/C, corner hand wash basin with tiled surround, tiled flooring.

## Outside

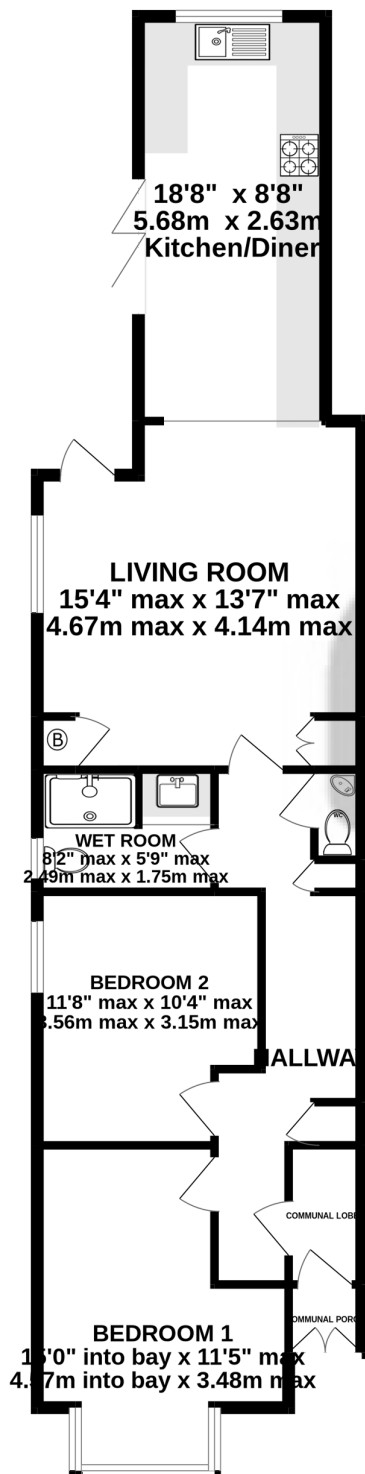
### Rear Garden

Patio leading to raised patio area, mature stocked borders, wooden shed, pergola, fence enclosed, rear access via wooden gate, front access via wooden gate, outside tap, security lighting and CCTV.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR  
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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.

Made with Metropix ©2022