



Butler Avenue, Harrow, HA1 4EJ

£1,250 PCM







# Butler Avenue

Harrow, HA1 4EJ

- FIRST FLOOR FLAT
- OPEN PLAN KITCHEN
- GAS CENTRAL HEATING & DOUBLE GLAZED
- 570 YARDS TO TOWN CENTRE & TUBE
- MUST BE SEEN TO BE APPRECIATED
- ONE DOUBLE BEDROOM
- MODERN BATHROOM
- VIDEO ENTRYPHONE
- COMMUNAL GARDENS
- AVAILABLE 7TH APRIL

Modern, well presented first floor one double bedroom flat with fitted 15'5 x 10' open plan kitchen with fitted appliances including washing machine, gas hob, extractor hood and built under oven. 12' x 10'6 bedroom, modern bathroom, gas central heating, upvc double glazed, video phone entry system, communal garden. Situated 570 yards away from (4 minutes walk) Metropolitan Line tube station which can get you into Baker Street in 20 minutes. On road parking. Unfurnished. Available 20th June.

Council Tax Band - C - £1815 per annum



## DESCRIPTION

There is a communal door with video entryphone, stairs to the flat. Inside there is a newly fitted kitchen with all new appliances, wood flooring, upvc double glazed rear aspect window with doors to newly installed bathroom and rear aspect double bedroom which is newly carpeted. There is also a loft. The property has shared use of a rear garden. The property has a new gas central heating system and is newly double glazed. Must be seen.

## LOCATION

Butler Avenue is a very much sought after road situated off Bessborough Road, the property is situated just 570 yards from Harrow-On-The-Hill's Metropolitan Line tube station, getting you to Baker Street in just 20 minutes. 440 yards from St Anselms Catholic Primary School, 800 yards from Vaughan Primary School, 0.5 miles from Whitmore High School, 0.6 miles from Roxeth Primary School and 0.7 miles from Harrow High School.







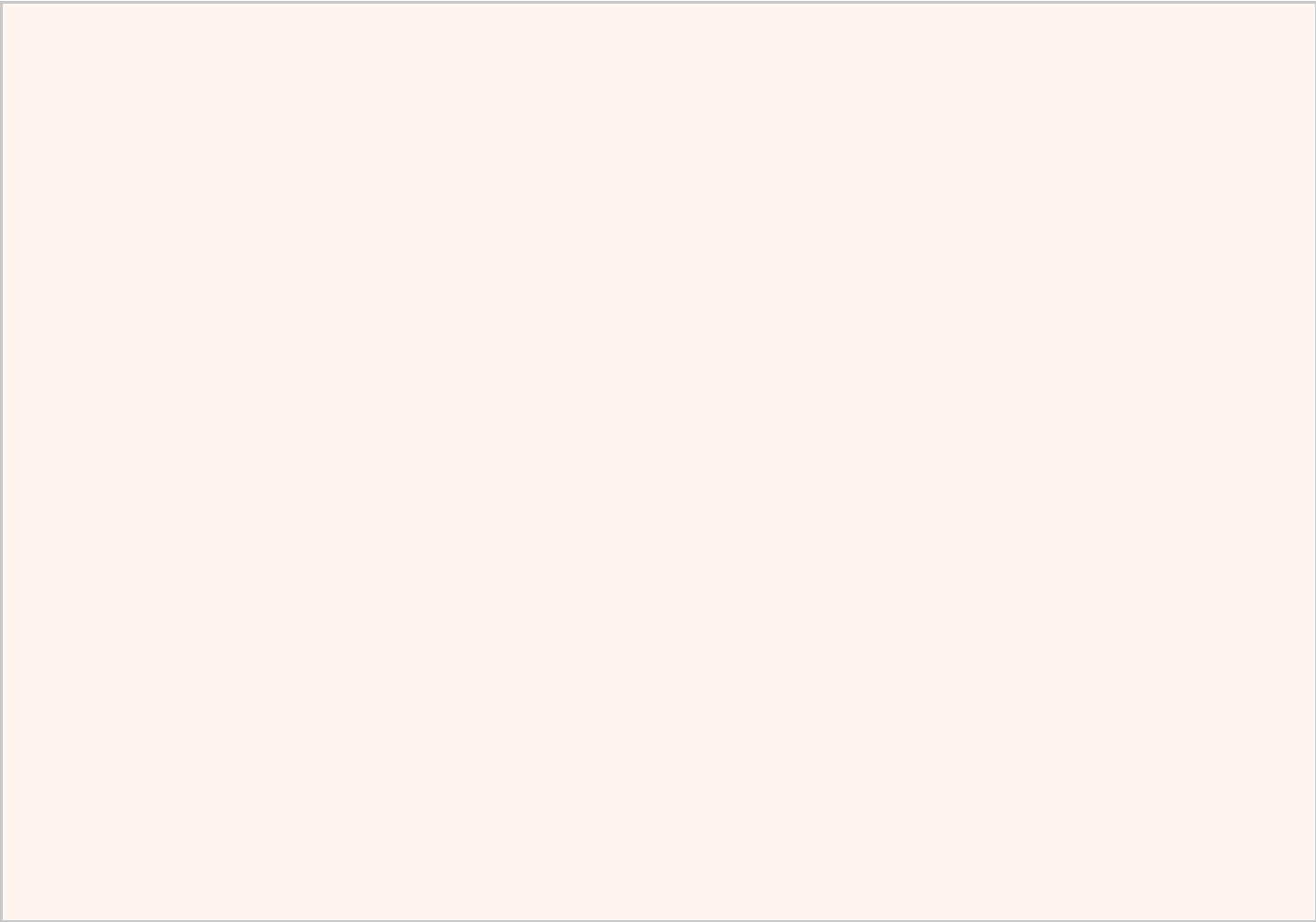
**Council Tax Band - C**







Floor Plans



Viewing

Please contact our David Conway & Son Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

