



East croft House, Northolt Road, South Harrow, HA2 0ES

Asking Price £235,000





**East croft House, Northolt  
Road, South Harrow, HA2 0ES**

This well-maintained fifth-floor apartment in Eastcroft House, South Harrow, offers modern living in a prime location just 360 yards from South Harrow's Piccadilly Line Tube Station and close to local amenities, shops, and schools. Featuring a bright and spacious double bedroom with a built-in wardrobe, an open-plan reception room and kitchen with integrated appliances, and a fully tiled bathroom, the property is filled with natural light thanks to floor-to-ceiling windows. Additional highlights include hardwood flooring, a utility cupboard, storage space, an entryphone system, and lift access. Leasehold with 133 years remaining, a ground rent of £380 per annum, and a service charge of £2,100 per annum. Ideal for first-time buyers or investors, viewing is highly recommended.

- Fifth Floor Apartment
- One Double Bedroom
- Lift Serviced
- Open Plan Reception Room
- Modern Open Plan Kitchen
- Fully Tiled Bathroom
- Entryphone System
- Storage Cupboard
- Close To South Harrow Station
- Leasehold 133 Years Remaining

**Council Tax Band: C**

**Leasehold**







### **INTERNALLY**

A well presented one double bedroom apartment on the fifth floor with lift and entryphone system. The front door leads into hallway with hardwood flooring and has the benefit of a storage cupboard plus a utility cupboard housing the washer dryer. There is a good size and particularly bright bedroom with floor to ceiling windows and built in wardrobe, there is a modern fully tiled bathroom comprising of a panel enclosed bath tub, WC and pedestal. The well appointed kitchen benefiting from matching wall and base units, a gas hob with extractor fan over, built under oven, integrated fridge freezer and ample work top space. The kitchen is open plan with the reception room which also has floor to ceiling windows allowing plenty of natural light and extensive views.

### **EXTERNALLY**

Communal roof terrace.

### **LOCATION**

Located just 360 yards to South Harrow's Piccadilly Line Tube Station and bus station along with South Harrow's busy shopping centre with numerous cafes and restaurants. With the convenience of Waitrose just a one minute walk away. Local schools include Roxeth Primary School 550 yards away, Welldon Park Primary School 770 yards away, Grange Primary School 850 yards away and Whitmore High School 710 yards away from the property.

### **ADDITIONAL INFORMATION**

Leasehold 133 years remaining

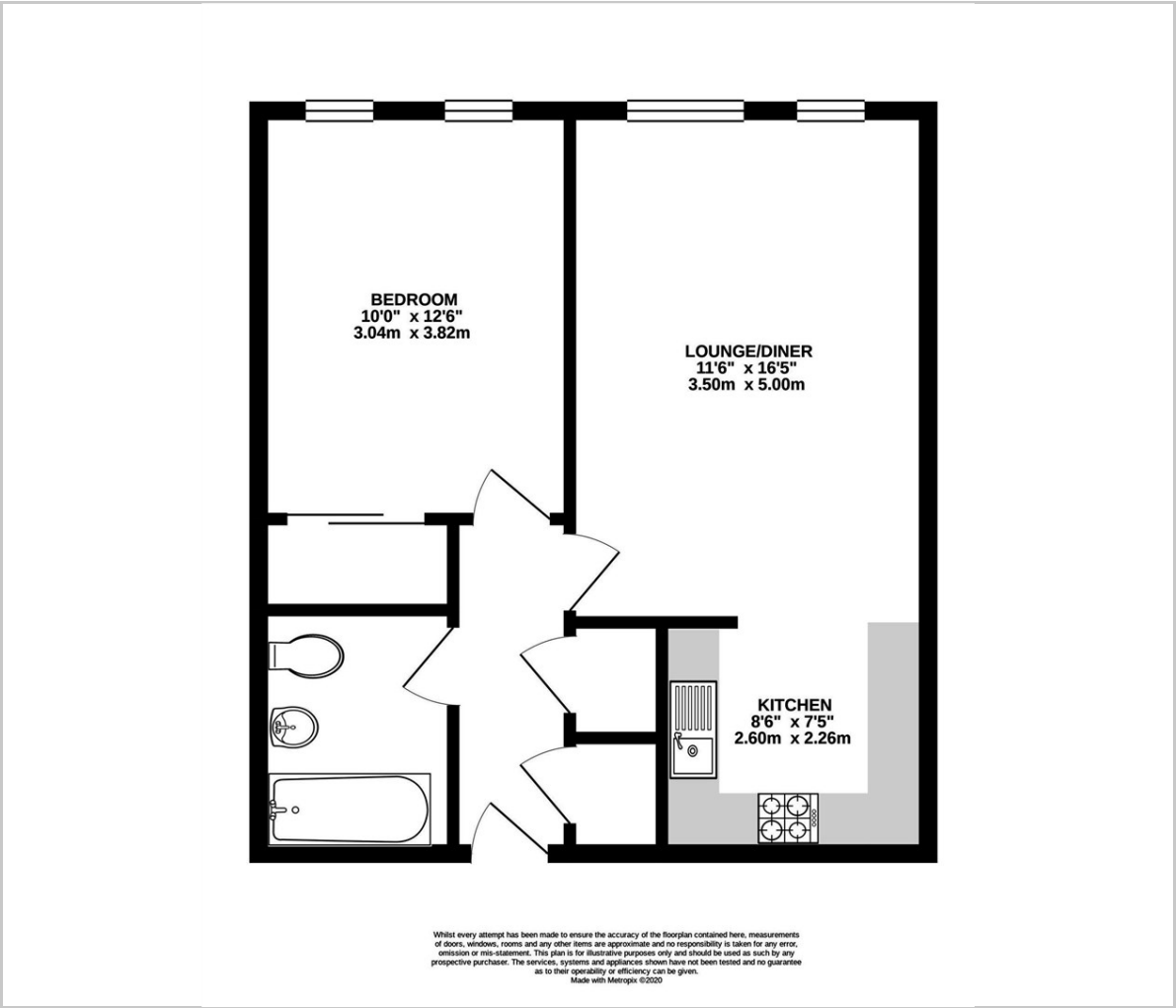
Ground Rent - £380.00 per annum

Service Charge - £2,100 per annum

Council Tax Band C- £2129.65 (all above as advised)



Floor Plan



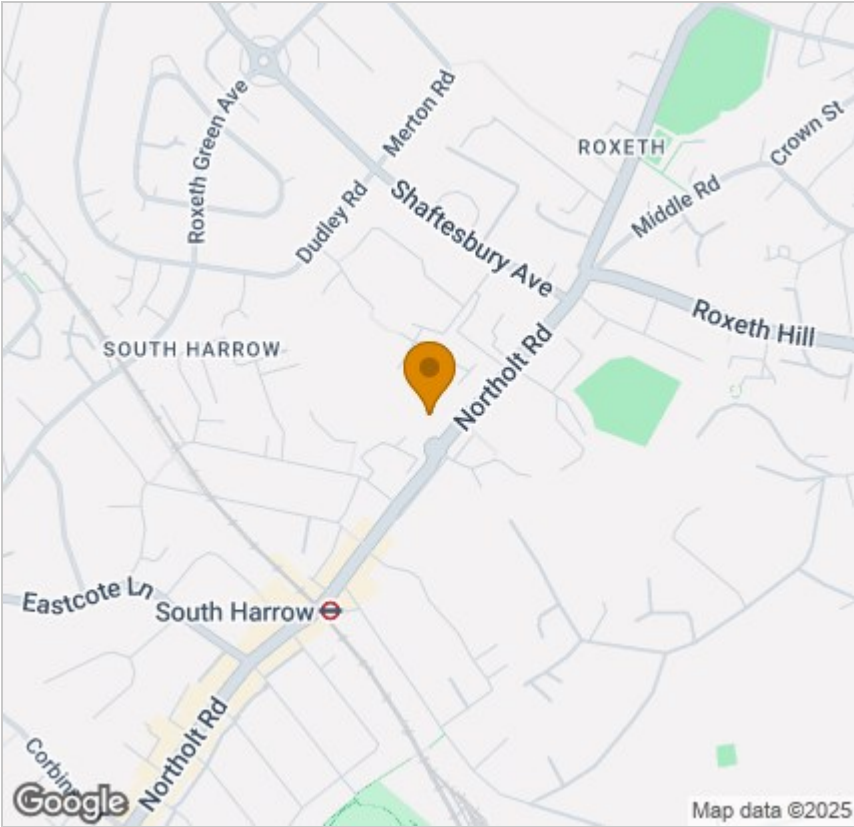
Viewing

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

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. A £2,000 reservation deposit is payable to secure the sale. This deposit forms part of the purchase funds and will be allocated on completion. The reservation deposit is subject to terms and conditions.

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Area Map



Energy Efficiency Graph

