East Croft House, Northolt Road, South Harrow HA2 0ER

Asking Price £255,000

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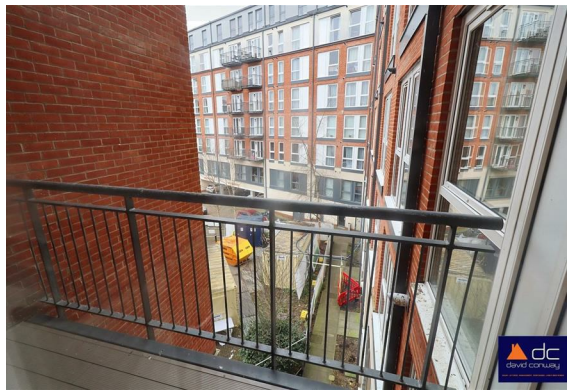
This modern third-floor apartment in East Croft House, features a spacious double bedroom with floor-to-ceiling windows and a built-in wardrobe, an open-plan living area that combines a contemporary kitchen with integrated appliances, and a reception room leading to a private balcony. Additional amenities include a fully tiled modern bathroom, utility and storage cupboards, a communal roof terrace, lift access, and an entryphone system. Located approximately 200 meters from South Harrow Piccadilly Line Station, the apartment offers easy access to central London. The area boasts various supermarkets, including Waitrose, Asda, Tesco Express, and ALDI, as well as diverse dining options such as McDonald's, Nando's, and local favourites like Sambal Express. Recreational facilities nearby include Alexandra Park and Roxeth Recreation Ground, featuring children's play areas, sports pitches, and natural landscapes. The property is also close to reputable schools like Roxeth Primary School.

- 3rd Floor Apartment
- One Double Bedroom
- Open Plan Reception Room
- Balcony
- Modern Open Plan Kitchen
- Fully Tiled Bathroom
- Entryphone System/Lift Serviced
- Storage Cupboard
- Close To South Harrow Station/Shops
- Leasehold 132 Years Remaining

Council Tax Band: C

Leasehold



INTERNALLY

A very well presented one double bedroom apartment on the third floor with lift and entryphone system. The front door leads into large hallway and has the benefit of a storage cupboard plus a utility cupboard housing the washing machine. 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 benefits from matching wall and base units, a 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, double doors from the reception room open onto a balcony.

EXTERNALLY

Private balcony and communal roof terrace.

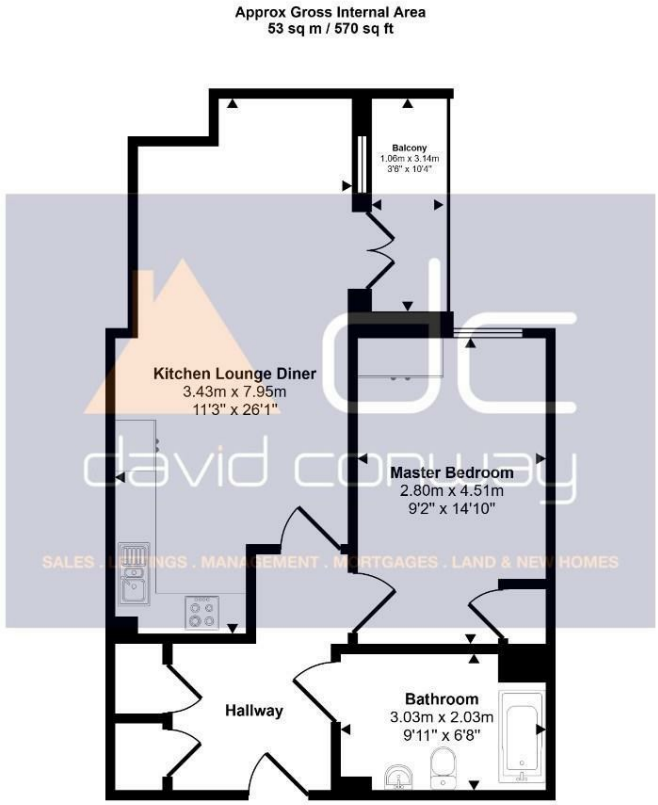
LOCATION

Located just 360 yards to South Harrow's Piccadilly Line Tube Station and bus station along with South Harrow's busy shopping centre with an Aldi supermarket and 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

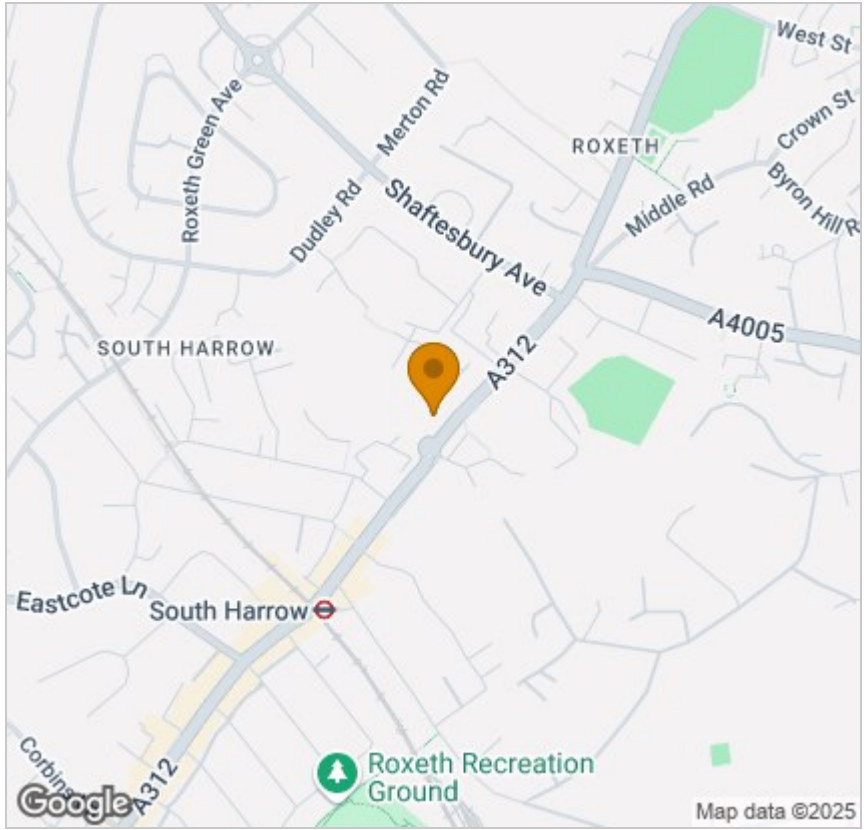
Leasehold 132 years remaining
Ground Rent - £512.61 per annum
Service Charge - £2,186.52 per annum
Council Tax Band - £2,032.28
(all above as advised)

Floor Plan

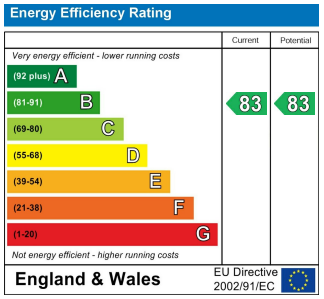


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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.

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