



Carlyon Avenue, South Harrow, HA2 8SN

Asking Price £140,000



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# Carlyon Avenue

South Harrow, HA2 8SN

- Studio Flat
- Open Plan Living Area
- Double Glazing
- Off Road Parking for One Car
- Great Investment Opportunity
- Chain Free
- Bathroom
- Gas Central Heating
- Share of Garden
- No Stamp Duty For First Time Buyers

Offering a great investment opportunity this studio flat is rare in build and availability. Located on one of South Harrow's most popular roads the property offers a garden and comes with dedicated off street parking. Check with your mortgage lender before proceeding with an offer.



**INTERNALLY**  
**EXTERNALLY**  
**LOCATION**





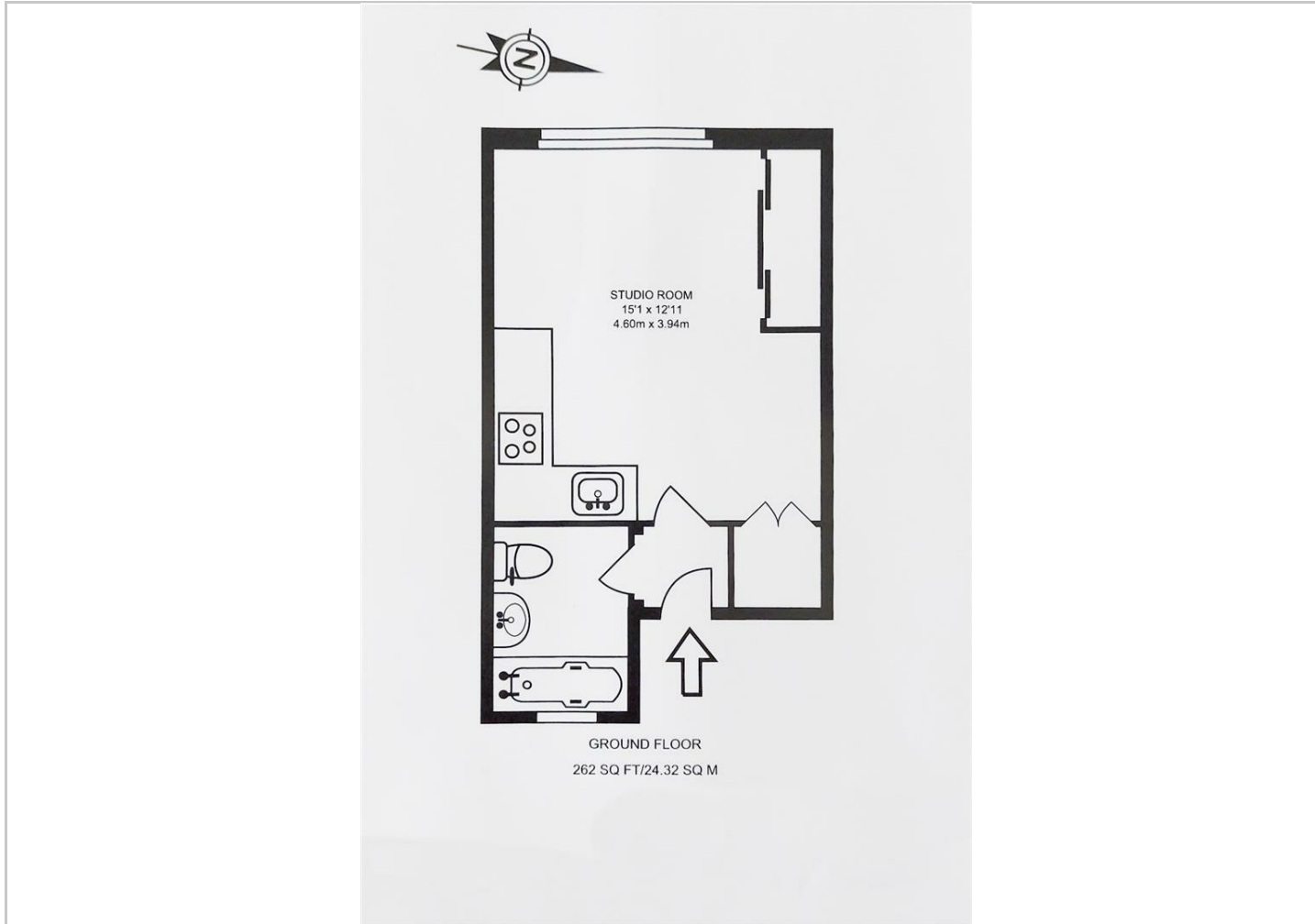
**Council Tax Band - B**

Leasehold





## Floor Plans



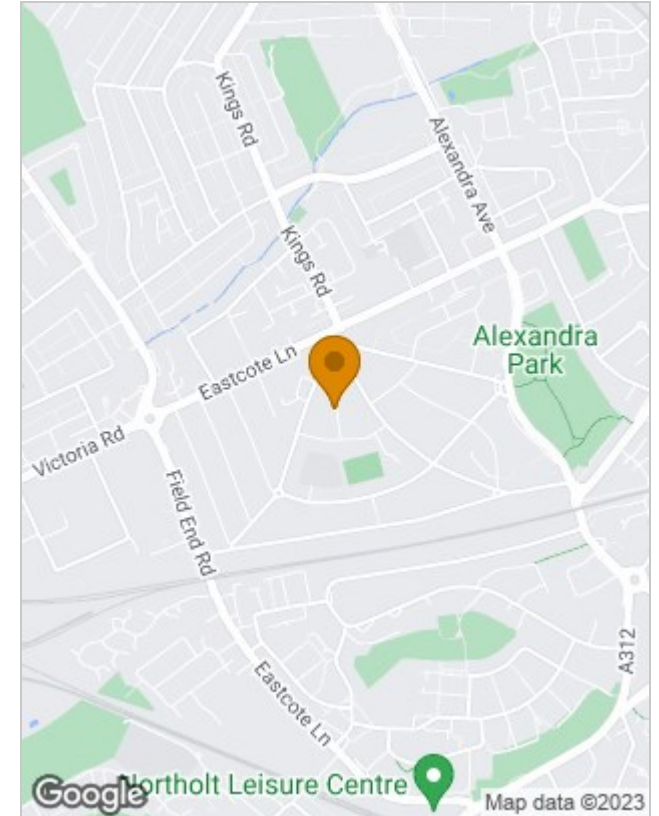
## Viewing

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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	