



Balfour Road, Harrow, HA1 1RJ

Auction Guide £345,000



# Balfour Road

Harrow, HA1 1RJ

- Three Bedroom Duplex Flat
- Reception Room
- Two Bathrooms (One En suite)
- New 999 Year Lease
- Double Glazing
- Chain Free
- Fitted Kitchen
- Off Street Parking
- Gas Central Heating
- No Stamp Duty For First Time Buyers

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £345,000. This spacious and unique three bedroom first-floor duplex flat measures in at 871 square foot and is brought to market chain free. Located in central harrow the property is set across two floors and boast an ensuite to the master bedroom with all bedrooms being double rooms.



**INTERNALLY**

**EXTERNALLY**

**LOCATION**

**ADDITIONAL INFORMATION**





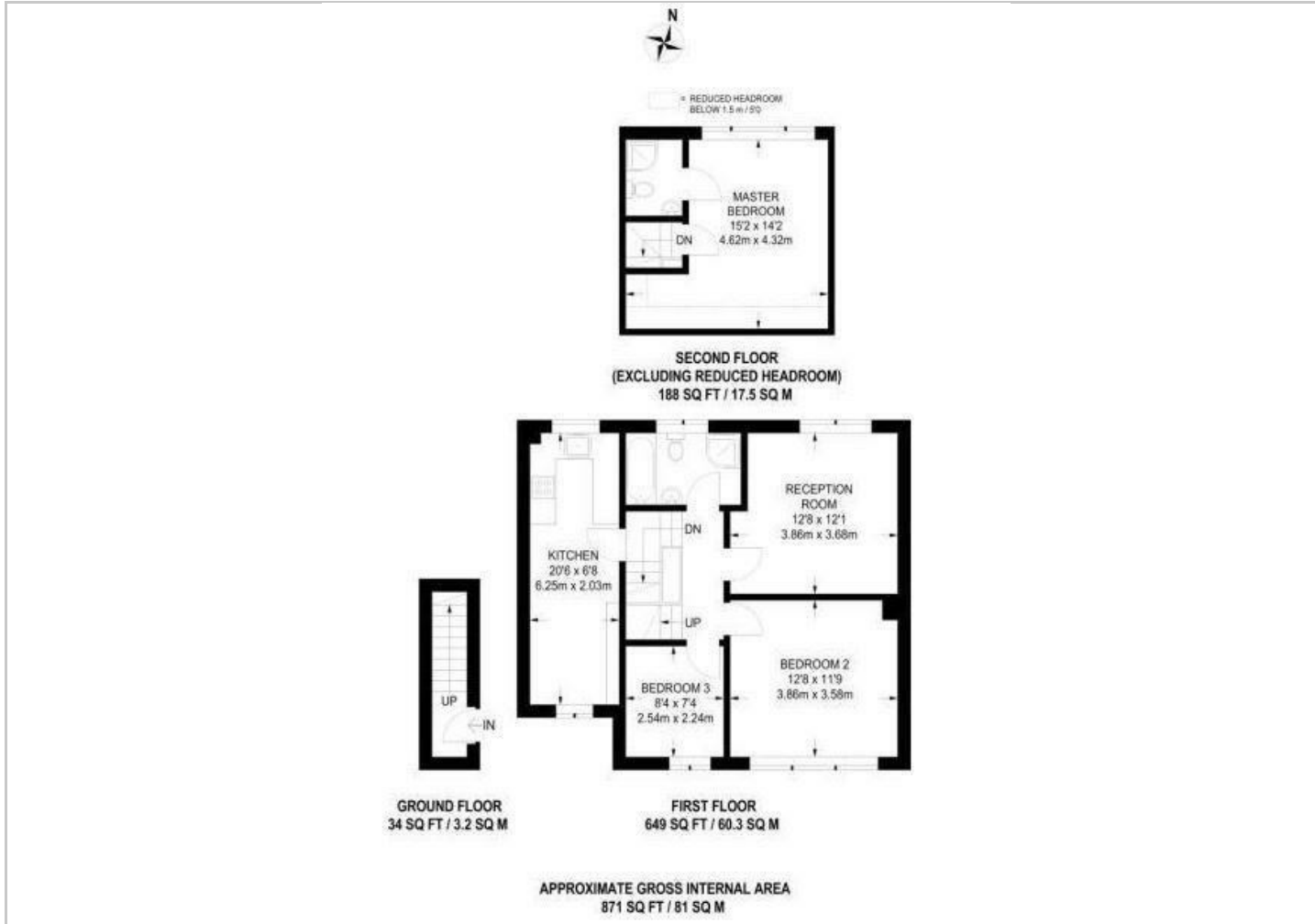
**Council Tax Band - E**

Share of Freehold

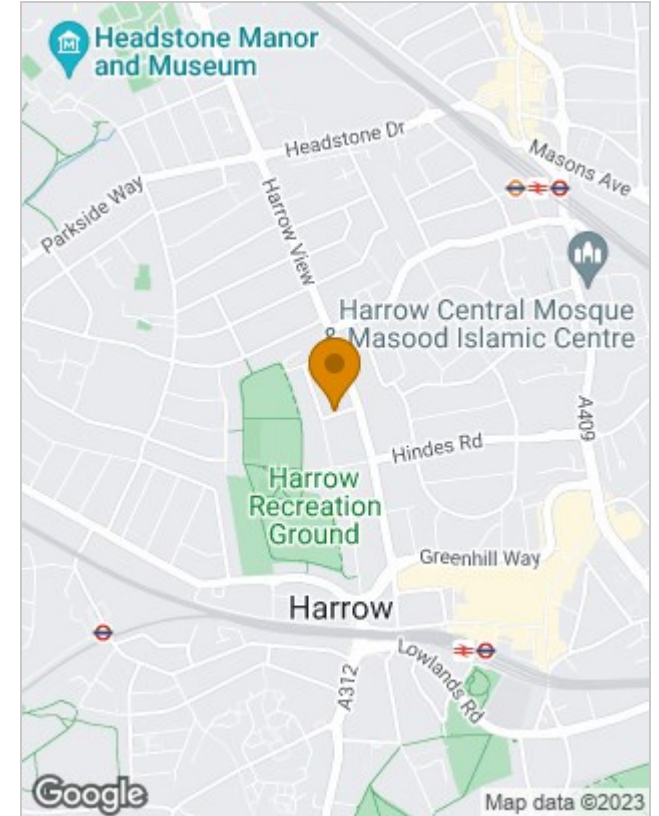




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	77	77
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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.

269 Northolt Road, Harrow, Middlesex, HA2 8HS

Tel: 02084225222 Email: sales@davidconway.co.uk <https://www.davidconway.co.uk/>