david conway

SALES . LETTINGS . MANAGEMENT . MORTGAGES . LAND & NEW HOMES

Park Lane , South Harrow, HA2 8NL

**Asking Price £300,000**

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## Park Lane , South Harrow, HA2 8NL

**This stunning one bedroom first floor maisonette will make the perfect first purchase with a long lease, huge private rear garden and off street parking to the front all complimented with a beautiful internal finish. There is also potential to extend into the loft subject to planning (STPP). Set within a ten minute walk of South Harrow Station internal viewing comes highly recommended.**

- First Floor Maisonette
- Well Presented Throughout
- One Double Bedroom
- Reception Room
- Fitted Kitchen
- Family Bathroom
- Double Glazing/Gas Central Heating
- Off Road Parking
- Private Garden
- Leasehold 125 years from 2017 (119 Years Unexpired)

## INTERNALLY

This is a stunning one bedroom first floor maisonette with a bright and airy interior throughout. The front door of this flat leads into hallway with stairs to the first floor landing with side aspect window. Doors off the hallway lead into a reception room with large front aspect bay window allowing in plenty of natural light and gas fireplace. A fitted part tiled kitchen with matching wall and base units, electric hob with built under over and extractor fan over. A spacious bedroom with fitted wardrobes and window overlooking the rear gardens. A part tiled bathroom comprising of a panel enclosed bath with shower unit and screen, hand basin and wc. The property has double glazing throughout with the bonus of shutters in the bedroom and real wooden blinds in the kitchen and reception room.

## EXTERNALLY

Off street parking and a beautiful landscaped rear garden with three sheds for ample storage. The decking area is perfect for hosting BBQs and socializing with friends and family.

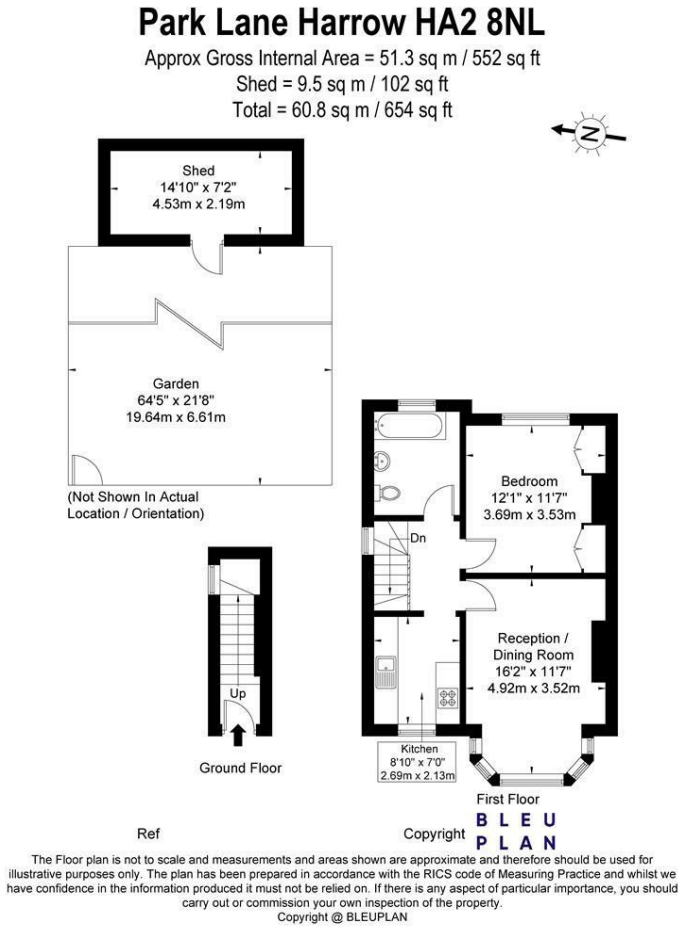
## LOCATION

Park Lane is situated on a popular road and is approximately 0.3 miles from the high street with a wide selection of shops, restaurants and amenities. Northolt Park Rail Station is approximately 0.5 miles away and South Harrow's Piccadilly Line tube and bus stations is 0.6 miles away. Local schools include The Welldon Park Academy, Heathland School and Rooks Heath College all 0.4 miles away and Harrow Independent College 0.5 miles away.

## ADDITIONAL

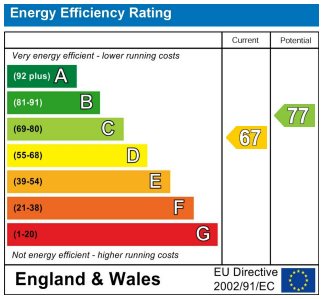
Council Tax Band C - £1,815.20
Leasehold 125 years from 2017 (119 years unexpired)
Ground Rent £100 per annum
(all as advised)

## Floor Plan




## 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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