



Barnaby Close, Harrow, HA2 8DN

**Asking Price £264,950**



## Barnaby Close, Harrow, HA2 8DN

This beautifully presented first-floor maisonette offers modern living with a welcoming layout and abundant natural light. Featuring one spacious double bedroom, an open-plan reception room, and a contemporary kitchen equipped with a gas hob, extractor fan, built-in oven, and stainless steel sink. The property also includes a modern tiled bathroom and a convenient utility cupboard.

There is allocated parking, and the property holds a long lease with 963 years remaining. Situated in a quiet cul-de-sac, it is just 0.3 miles from South Harrow Tube Station, bus links, and local amenities. Local schools, including The Welldon Park Academy and Whitmore High School, are within close proximity.

- Well Presented
- First Floor Maisonette
- One Double Bedroom
- Reception Room
- Modern Kitchen
- Tiled Bathroom
- Utility Cupboard
- Allocated Parking
- Leasehold 963 Years Remaining



## INTERNALLY

This beautifully presented first-floor maisonette offers a blend of modern living and comfort. Upon entry, a welcoming hallway leads upstairs to the landing. From here, a door opens into a spacious, open-plan reception room and kitchen. The reception area boasts two front-facing windows, allowing ample natural light to fill the space. The contemporary kitchen features a range of matching wall and base units, a gas hob with an extractor fan, a built-in oven, and a stainless steel sink with drainer. Doors off the reception room lead into a generously sized double bedroom and a fully tiled, modern bathroom.

## EXTERNALLY

Allocated parking.

## LOCATION

Barnaby Close is situated on a cul-de-sac just 0.3 miles from the local shops, restaurants and amenities. Local transport links include South Harrow Tube Station and Bus station just 0.3 miles away and Northolt Park Station is 0.8 miles away. Local primary schools include The Welldon Park Academy 0.4 miles away, Grange Primary School 0.5 miles away and Roxeth Primary School 0.7 miles away. Whitmore High School is 0.6 miles away and Rooks Heath College is 0.8 miles from the property.

## ADDITIONAL INFORMATION

Council Tax Band C - £2,032.28

Leasehold 963 Years Remaining

Ground Rent £50.00 per annum

Service Charge £870.00 per annum

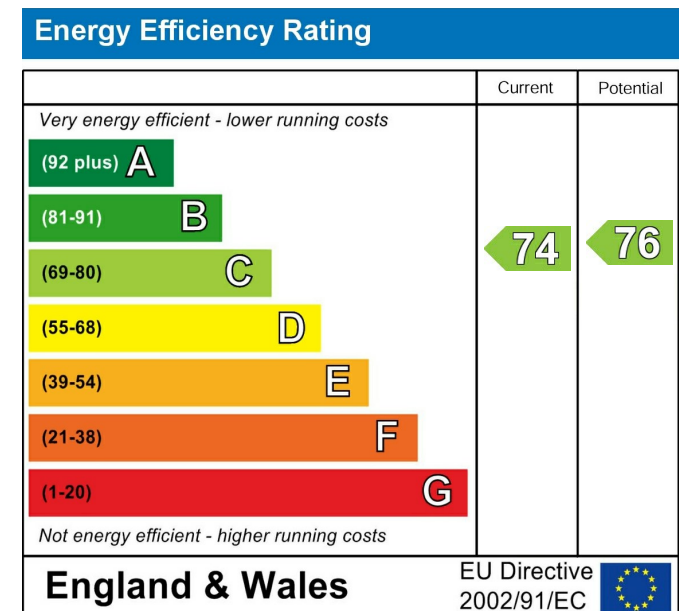
(All above as advised)



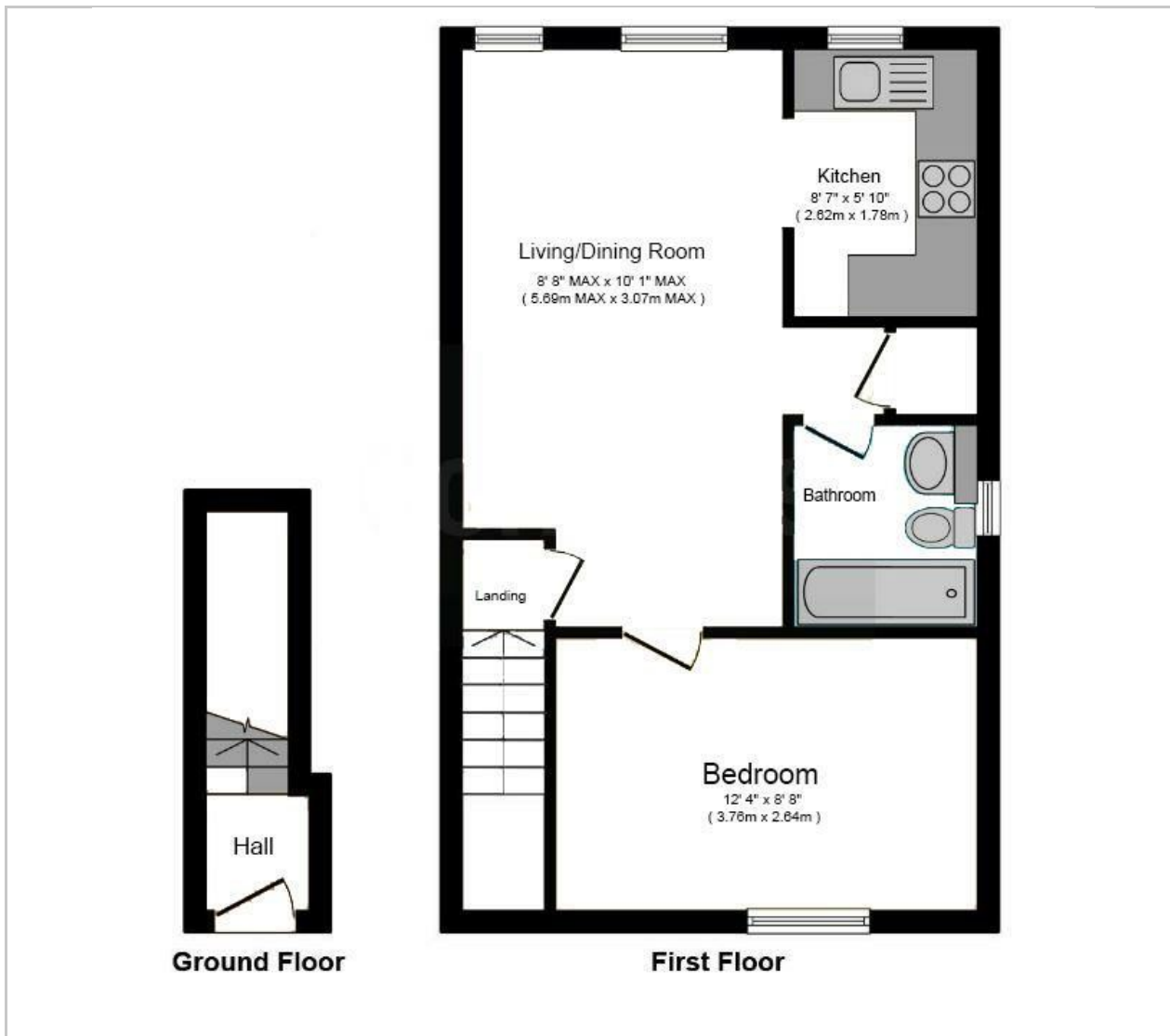
**Council Tax Band: C**

Leasehold

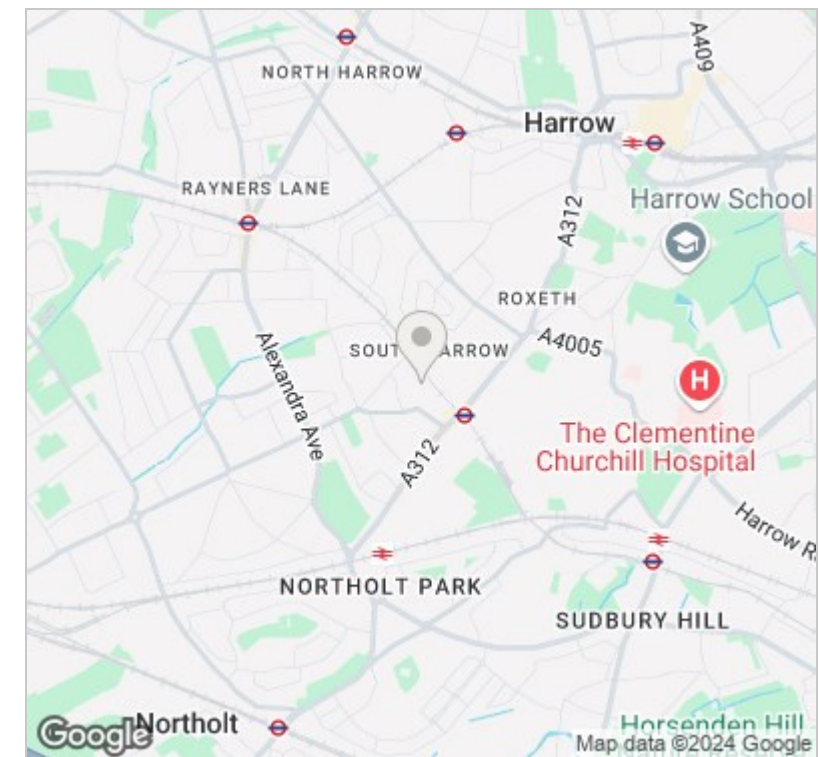
## Energy Efficiency Graph



## Floor Plan



## Area Map



## 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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