



Sherwood Road, South Harrow, HA2 8AR

Asking Price £252,000



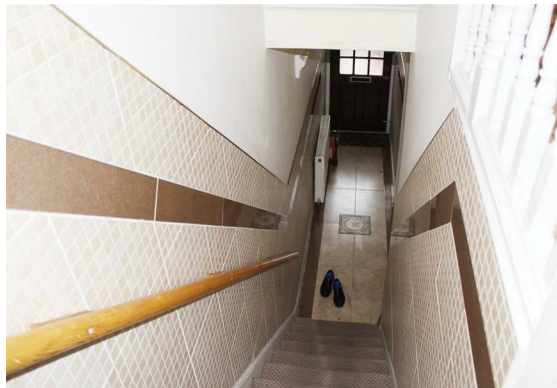
## Sherwood Road, South Harrow, HA2 8AR

This two-bedroom first-floor flat on Sherwood Road, South Harrow, offers a spacious reception room, modern kitchen, and bathroom with a shower/bath, benefiting from double glazing and gas central heating. The property features a shared garden, permit parking, and a long lease of 119 years (as advised) with no ground rent. Conveniently located just a 5-minute walk from South Harrow's Piccadilly Line Tube and Bus Station, it is close to shops, restaurants, and schools, making it ideal for first-time buyers or investors. Council Tax Band C.

- First Floor Flat
- Two Bedrooms
- Reception Room
- Kitchen
- Bathroom
- Shared Garden
- Permit Parking
- Lease 119 years (as advised)
- 5 minutes to South Harrow Train Station
- Close to shops

**Council Tax Band: C**

Leasehold





### **INTERNALLY**

Entrance door opens into hall with stairs to first floor landing. The property comprises of a reception room with front aspect window, two bedrooms, one double bedroom with door leading to external stairs to garden, single bedroom with front aspect window, fully tiled kitchen with wall and base units, electric hob and built under oven and rear aspect window, bathroom with panel enclosed shower/bath, pedestal wash basin and wc. The property had double glazing and gas central heating.

### **EXTERNALLY**

Shared garden, permit parking.

### **LOCATION**

Sherwood Road is located off Northolt Road just yards from South Harrow's Piccadilly Line Tube and Bus Station along with busy shopping centre with restaurants, cafes and shops and an Aldi Supermarket. Bus services providing access to many localities run along the Northolt Road. Northolt Park Station is just 0.7 miles away. Local primary schools include The Welldon Park Academy 600 yards, Roxeth Primary School and Grange Primary both just over 800 yards away. Whitmore High School is 870 yards away and Rooks Heath College 0.8 miles from the property.

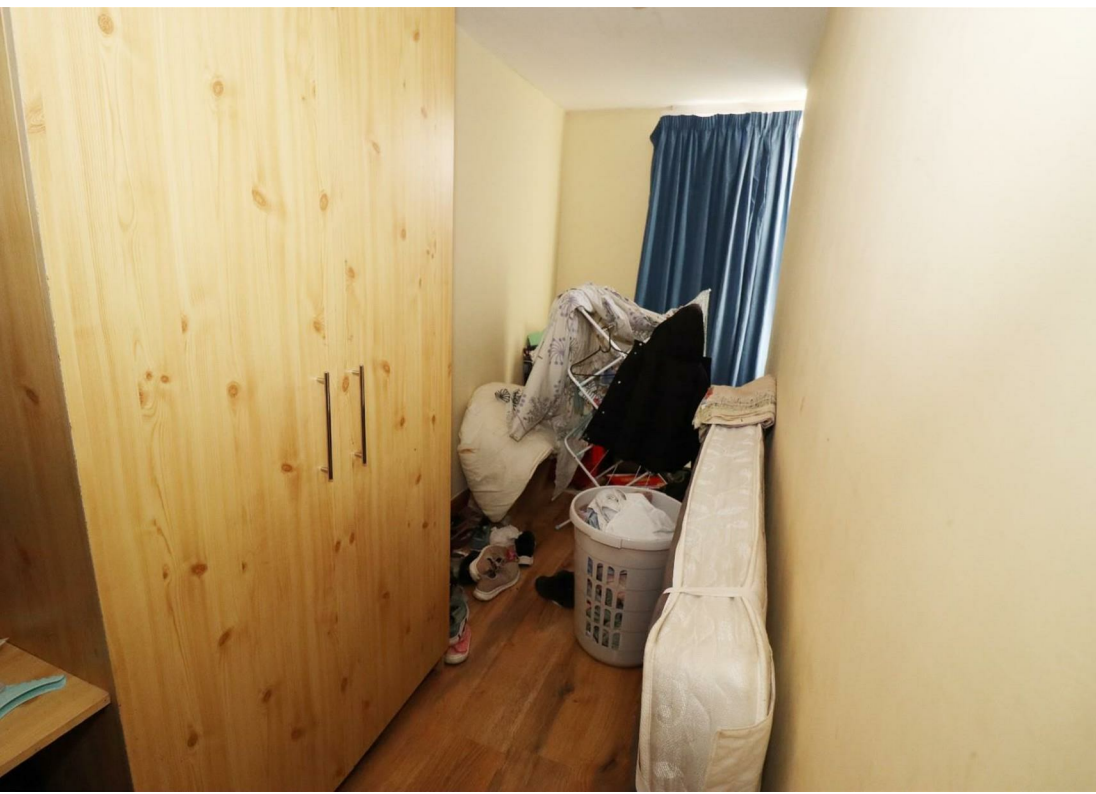
### **ADDITIONAL INFORMATION**

Council Tax Band C - £2,032 per annum

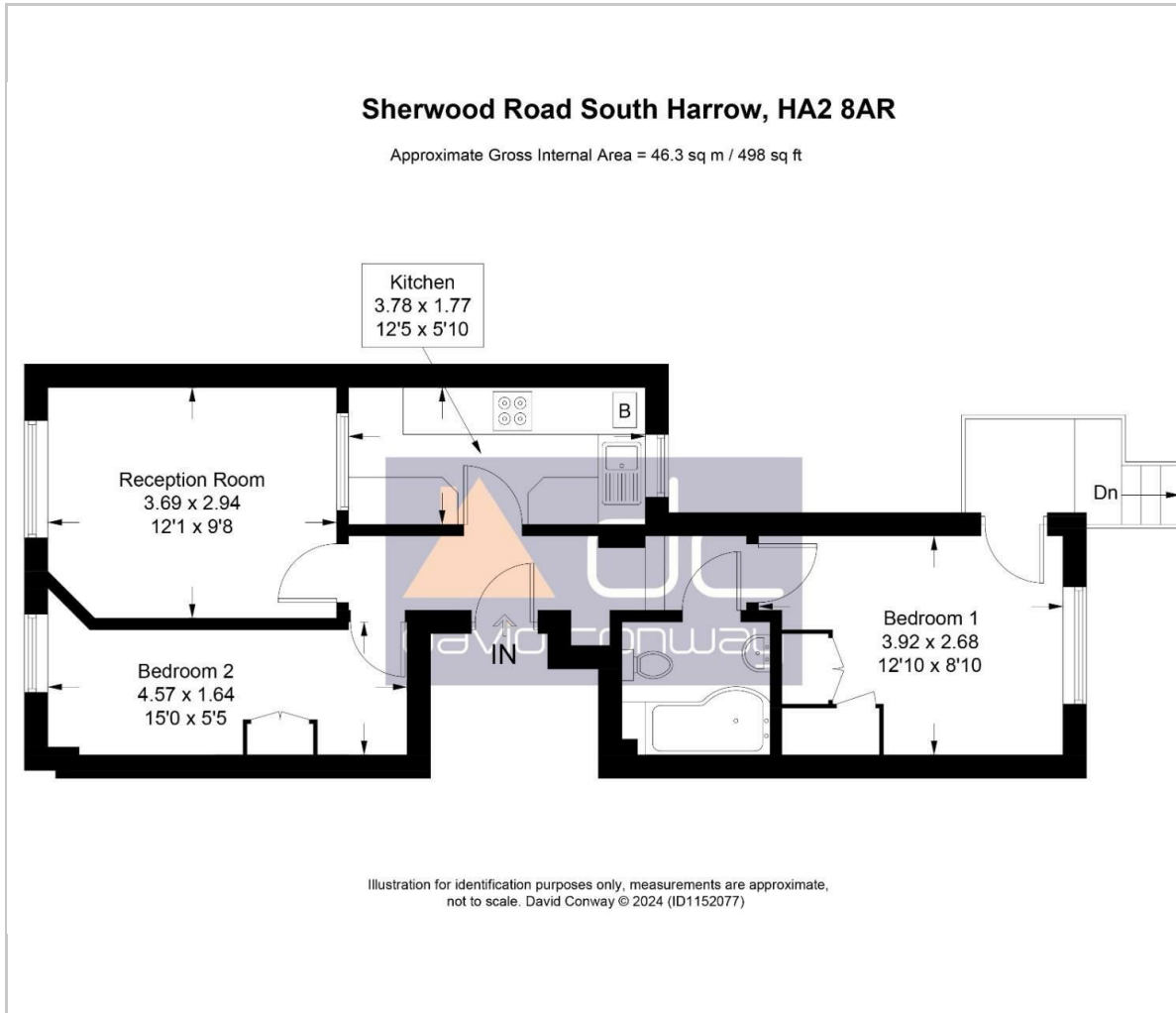
Leasehold 119 remaining years

Ground Rent Nil

(All above as advised)



## Floor Plan



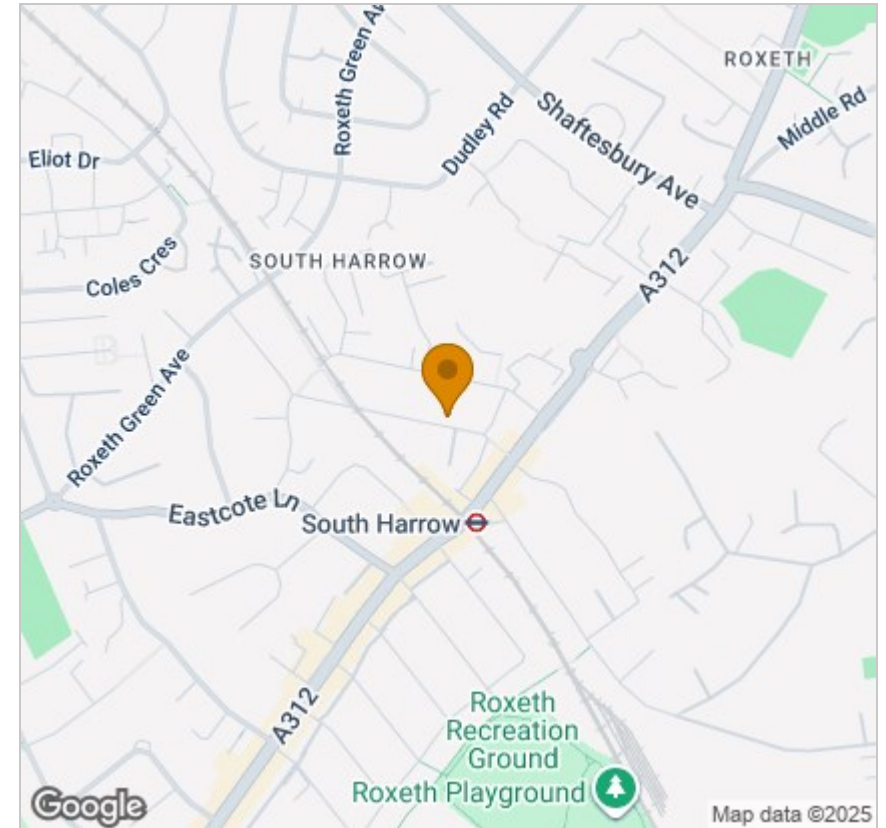
## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

