

Bovis House, Northolt Road, South Harrow, HA2 0EG

Asking Price £260,000



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C



## Bovis House, Northolt Road, South Harrow, HA2 0EG

Buy To Let Investors/Landlords only, currently let on an AST until November 2024 at £1,350 pcm. This spacious one bedroom apartment is set just minutes from South Harrow Station providing access to central London. Ideal for buy to let investors the spacious interiors will achieve strong rents and make for comfortable living. We are booking viewings now.

- Luxury 4th Floor Apartment
- Modern Development Built 2015
- Open Plan Living Room/Kitchen
- Fully Tiled Bathroom
- 10'10 X 10'4 Bedroom
- Gas Central Heating/Double Glazing
- Lift Access
- Leasehold 242 Years Remaining
- 200 Yards From Tube
- Let on an AST until November 2024 at £1,350 pcm



## INTERNALLY

Buy to Let Investors/ Landlords only. This Modern luxury fourth floor large apartment (Approx 560 sq ft. The property has a communal ground floor entrance with a secure entry system. The apartment can be accessed via lift or stairs. This one bedroom, one bathroom apartment which benefits from a 23'2 x 12'5 living room with fully fitted modern open plan kitchen with integrated appliances including dishwasher and washing machine, the living space is dual aspect making it a lovely bright room. 10'10 x 10'4 bedroom. There is also a fully tiled family bathroom and spacious hallway with double cupboards. The block has gas central heating and is double glazed.

## LOCATION

Bovis House is located on Northolt Road just 2 minutes walk to Waitrose, 3 minutes to South Harrow's main thoroughfare with shops including Aldi, restaurants and convenience stores. Just a couple of hundred yards to South Harrow Piccadilly line,

## ADDITIONAL INFORMATION

Leasehold 242 years

Service Charge - £1,790 per annum (Reviewed every January)

Ground Rent - £300 per annum

(all above as advised)

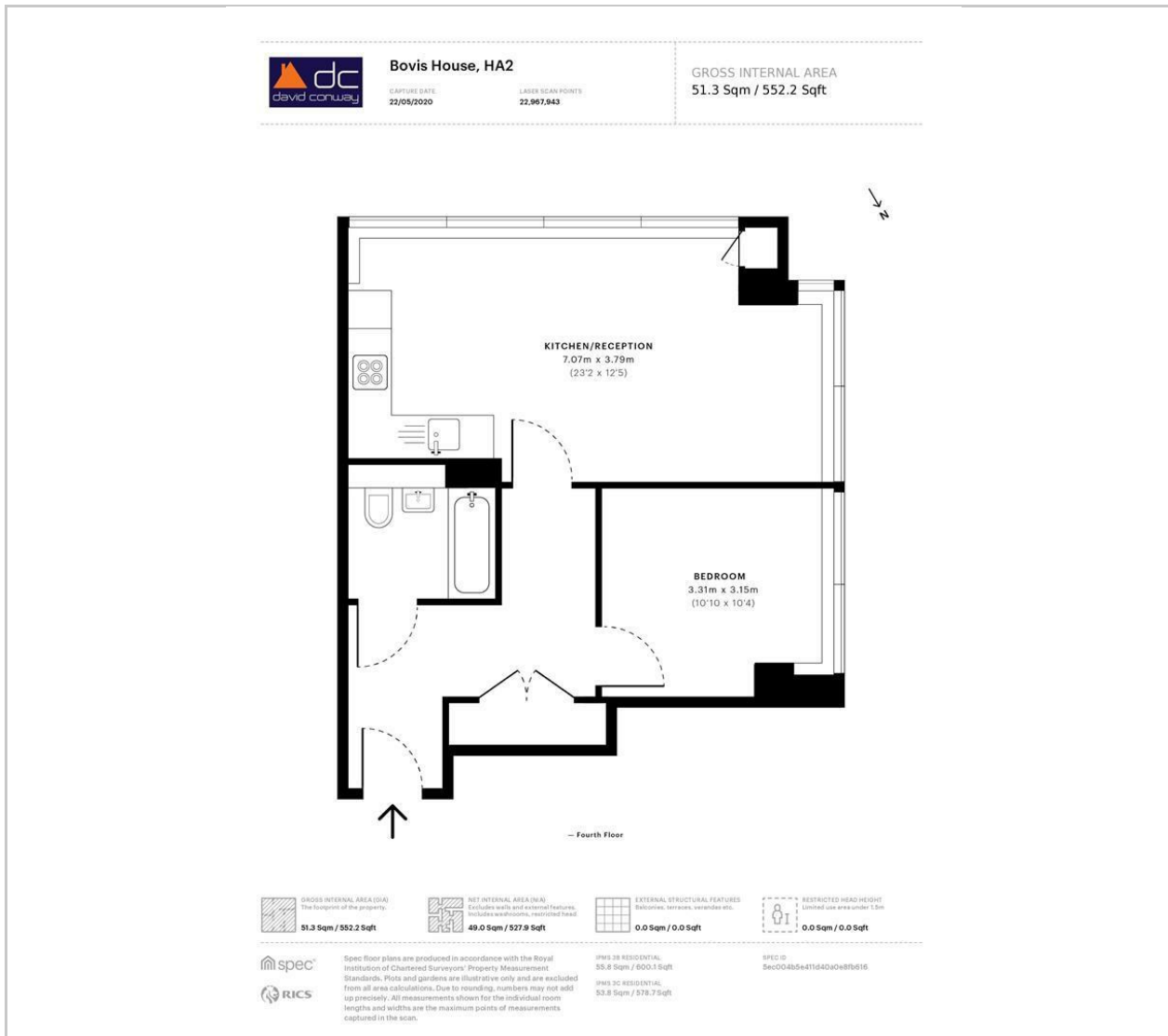
Let on an AST until November 2024 at £1,350 pcm



**Council Tax Band: C**

Leasehold

## Floor Plan



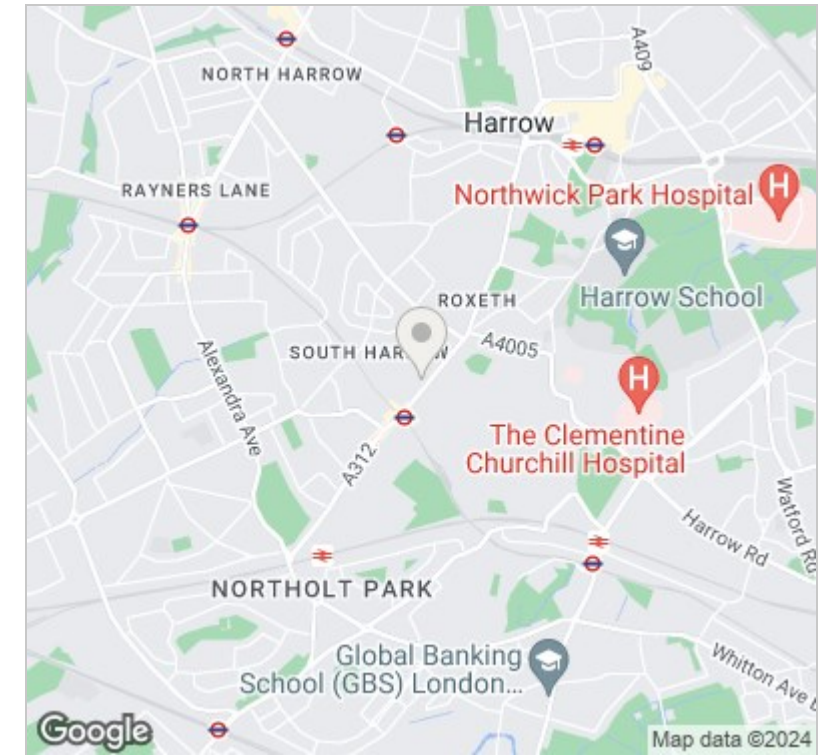
## Viewing

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

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | 80                         | 80        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |