



The Greenwoods, Sherwood Road, Harrow, HA2 8DW

Asking Price £120,000





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The Greenwoods

Harrow, HA2 8DW

- 3rd Top Floor Flat
- One Double Bedroom
- Communal Gardens
- Electric Storage Heating
- Parking
- Modern Retirement Development Feature
- Reception Room
- Over 55s
- Lease 95 years
- Close To Tube Station

****Suitable for those over 55 only**** one bedroom Top (3rd) floor retirement flat with lift in this sought after modern development. opposite tube. With visitors guestroom (subject to availability) residents lounge, laundry room and magnificent gardens. Situated just moments from South Harrow Station. Chain free.



INTERNALLY

This third floor / top floor retirement flat has a communal entrance with entryphone system, communal hall with access to resident's lounge and communal kitchen.

Lift to third floor, private entrance door opens into a wide hallway with lots of storage space. The doors in the hallway lead to bathroom, bedroom and reception room. The reception is good size and the arch in the living room leads into a fitted kitchen. The kitchen has plenty of storage space, built in oven, electric hob and extractor fan. There is a spacious double bedroom and a bathroom with panelled bath, wc, wash basin and part tiled wall and floor.

The property also has electric storage heating throughout.

EXTERNALLY

This property has communal gardens and parking areas.

LOCATION

The Greenwoods are 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. Bus services providing access to many





localities run along the Northolt Road. Northolt Park Station is just 0.7 miles away.

Lease 95 Years
Service Charge £2,640.00

Service Charge to be reviewed April 2023
Council Tax Band C £1,815.20 per annum
All above as advised



Council Tax Band - C

Leasehold



Floor Plans

The Greenwood's, HA2 8DW

Approximate Gross Internal Area
46.5 sq m / 500 sq ft

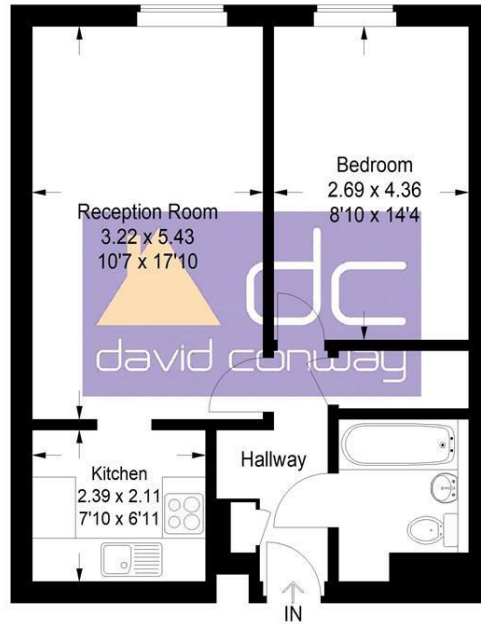


Illustration for identification purposes only,
measurements are approximate,
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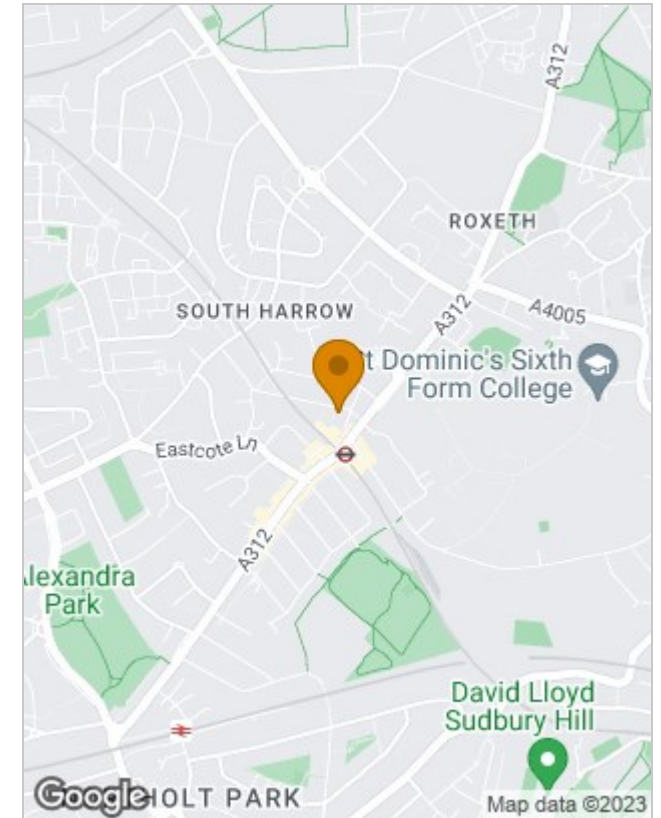
Viewing

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.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	