



Barnaby Close, Harrow, HA2 8DN

£240,000



## Barnaby Close, Harrow, HA2 8DN

This one bedroom flat comes with a share of freehold and is marketed chain free offering a quick turnaround. Competitively priced in the current market the property is located a few minutes walk from South Harrow station and provides a good return for buy to let landlords.

- Purpose Built First Floor Flat
- Reception Room
- Kitchen
- Double Bedroom
- Bathroom
- Double Glazing/Gas Central Heating
- Off Road Parking
- Share of Freehold/Chain Free
- Close To Shops & Tube
- No Stamp Duty For First Time Buyers





### **INTERNALLY**

This is a first floor flat in a purpose built block. The front door of this flat opens into a hallway with doors to fully tiled kitchen with matching wall and base units, worktop space and wall mounted boiler, double bedroom, lounge/diner with large window letting in lots of light, bathroom with tiled walls, panel enclosed bath, pedestal wash basin and wc. There is gas central heating and double glazing throughout.

### **EXTERNALLY**

Attractive building surrounded by lawn and shrubs. Off road 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

Share of Freehold

Service Charge - £ 840.00

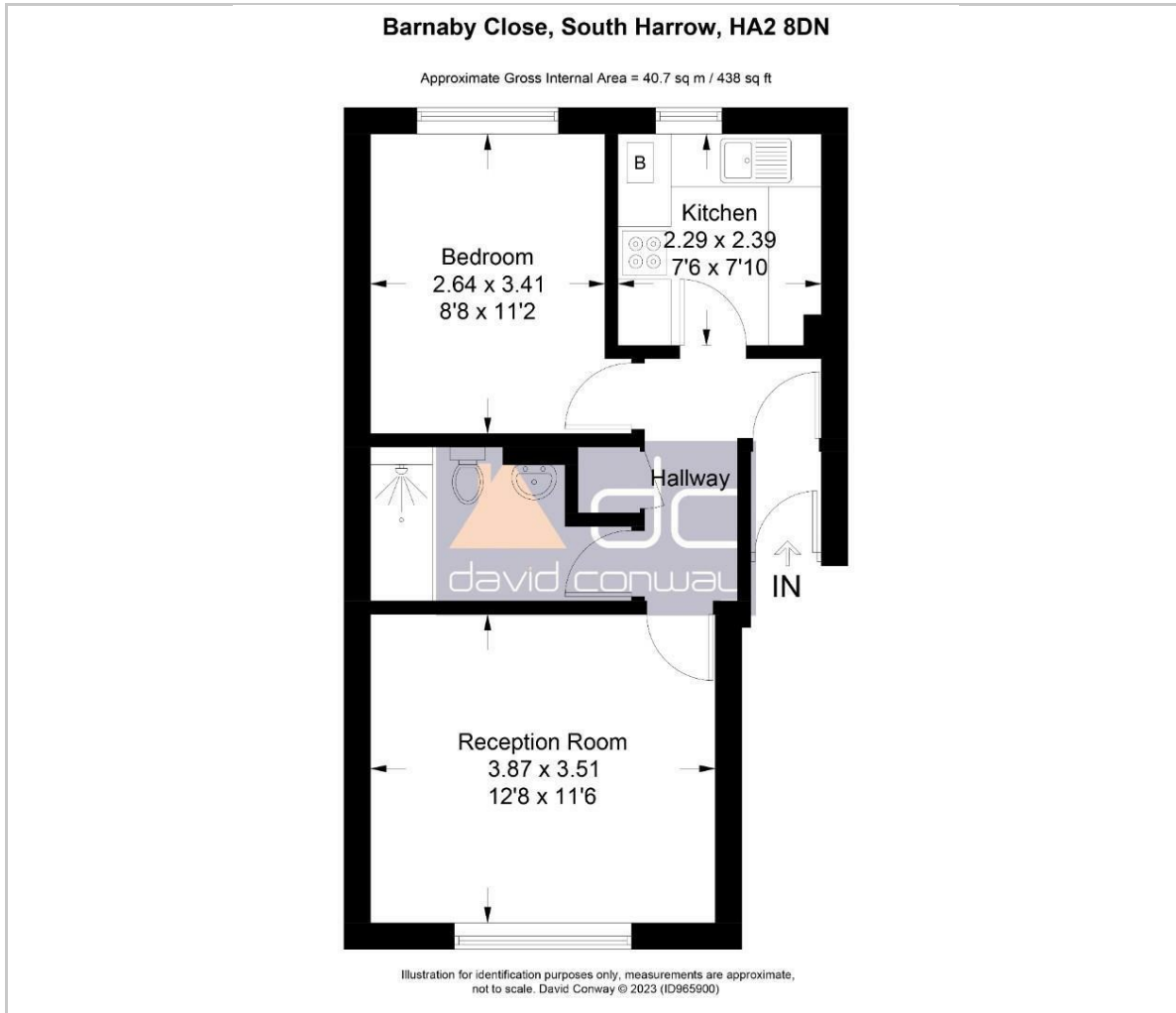
(all per annum as advised)



**Council Tax Band: C**

Leasehold - Share of  
Freehold

## Floor Plan



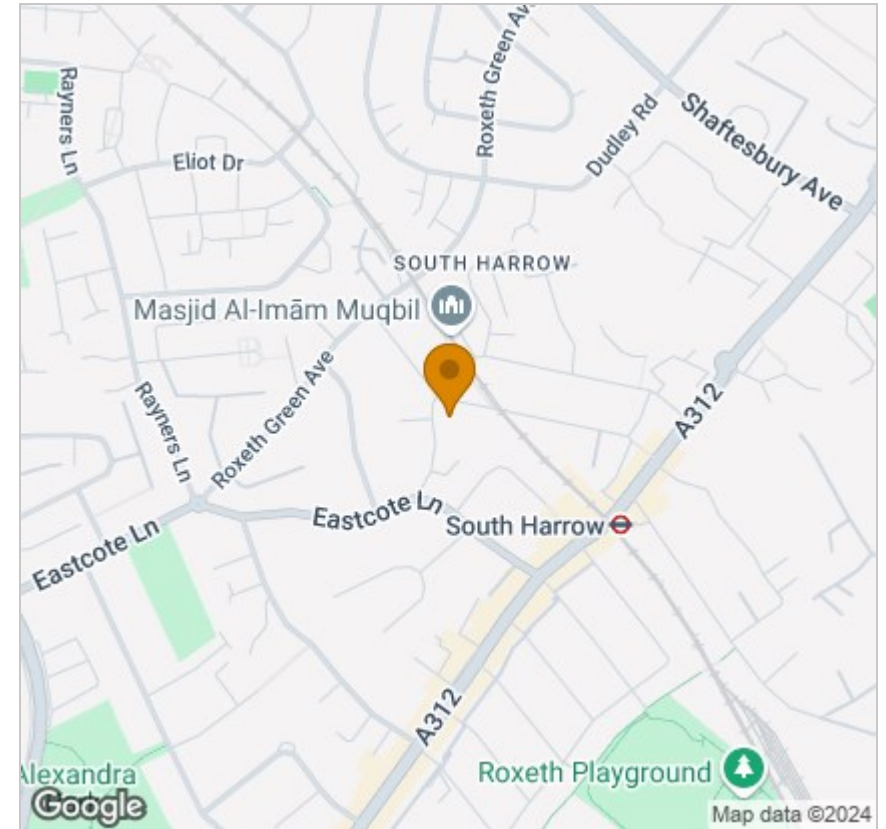
## Viewing

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

