



The Greenwoods, Sherwood Road, Harrow, HA2 8DW

Asking Price £125,000

1  1  1 

## The Greenwoods, Sherwood Road, Harrow, HA2 8DW

A well-presented one bedroom retirement flat (over 55's) set within the popular Greenwoods development, moments from South Harrow Underground.

The property features a bright and spacious reception room with an archway to a modern fitted kitchen, a double bedroom with fitted wardrobes, and a fully tiled bathroom with a walk-in bath. Residents benefit from a welcoming lounge, communal kitchen and laundry facilities, as well as beautifully maintained gardens and parking. Warden control provides peace of mind.

Perfectly positioned just off Northolt Road, The Greenwoods is only a short walk from South Harrow's Piccadilly Line station and bustling high street with its wide selection of shops, cafés and restaurants including Aldi, Costa and independent eateries. Northolt Park station is also close by, with frequent Chiltern Rail services into London.

This comfortable home provides a safe, convenient and sociable environment for retirement living.

- 1st Floor Retirement home for over 55's
- One double bedroom
- Modern Fitted Kitchen
- Large reception room
- Bathroom with walk in bath
- Warden Controlled
- Communal Grounds
- Residents lounge, Communal laundry room
- Ideally located for Shops and Tube

**Council Tax Band: C**

**Leasehold**





### **INTERNALLY**

This very well presented over 55's 1st Floor retirement flat has a communal entrance with entryphone system, communal hall with access to resident's lounge and communal kitchen. The doors in the hallway lead into a fully tiled bathroom comprising of a walk in bath, vanity wash basin and wc. Double bedroom with fitted wardrobes and a calming decor. The reception is good size and the arch in the living room leads into a fitted kitchen. The modern kitchen has plenty of storage space, built in oven and microwave, electric hob and extractor fan. The property also has electric 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 including an Aldi Supermarket. Bus services providing access to many localities run along the Northolt Road. Northolt Park Station is just 0.7 miles away.

### **ADDITIONAL INFORMATION**

Council Tax Band C- £2,130

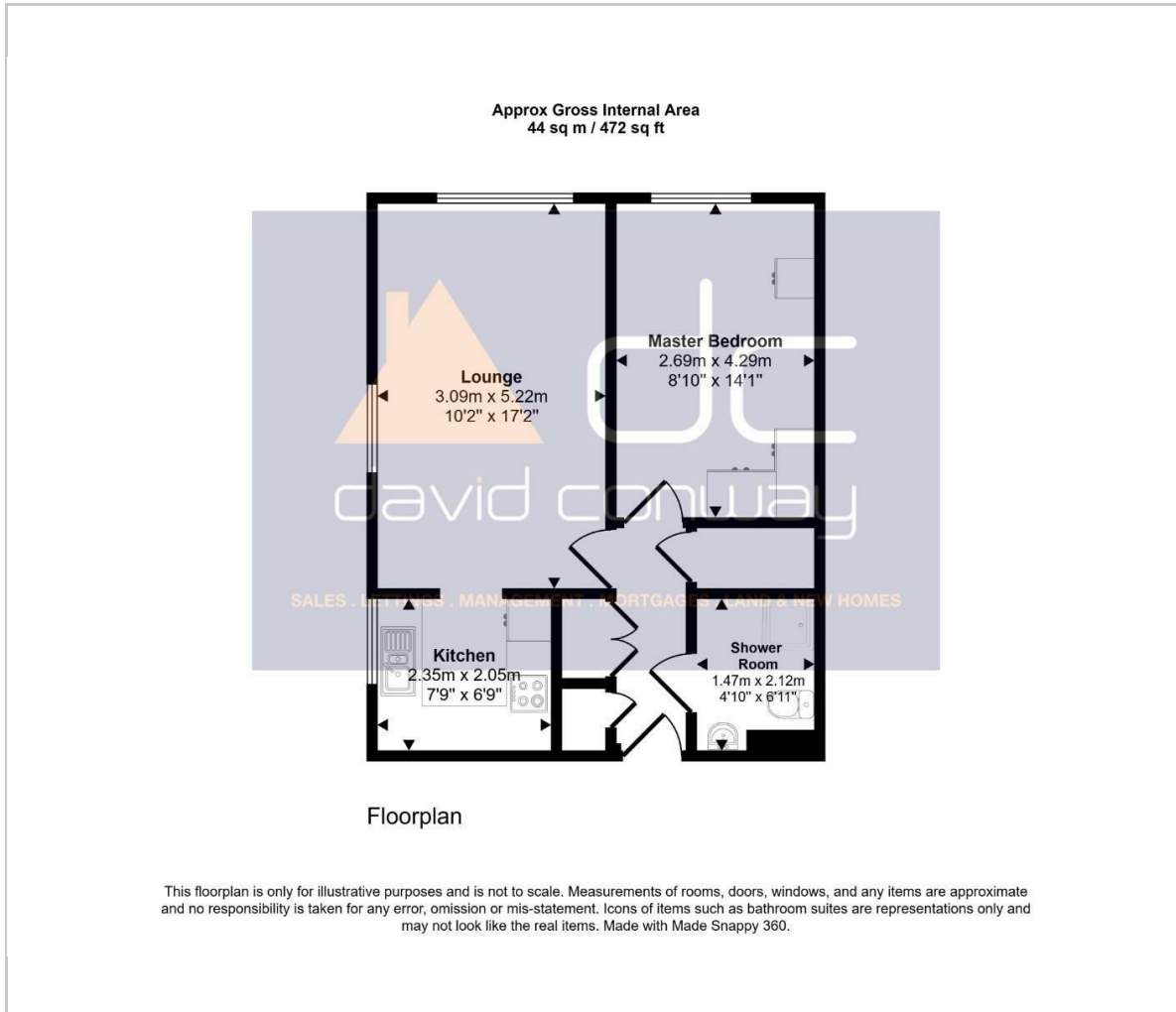
Leasehold - 91 years remaining

Service charge - £3,364.56 per annum (payable monthly £280.38 per month)

(all as advised)



## Floor Plan



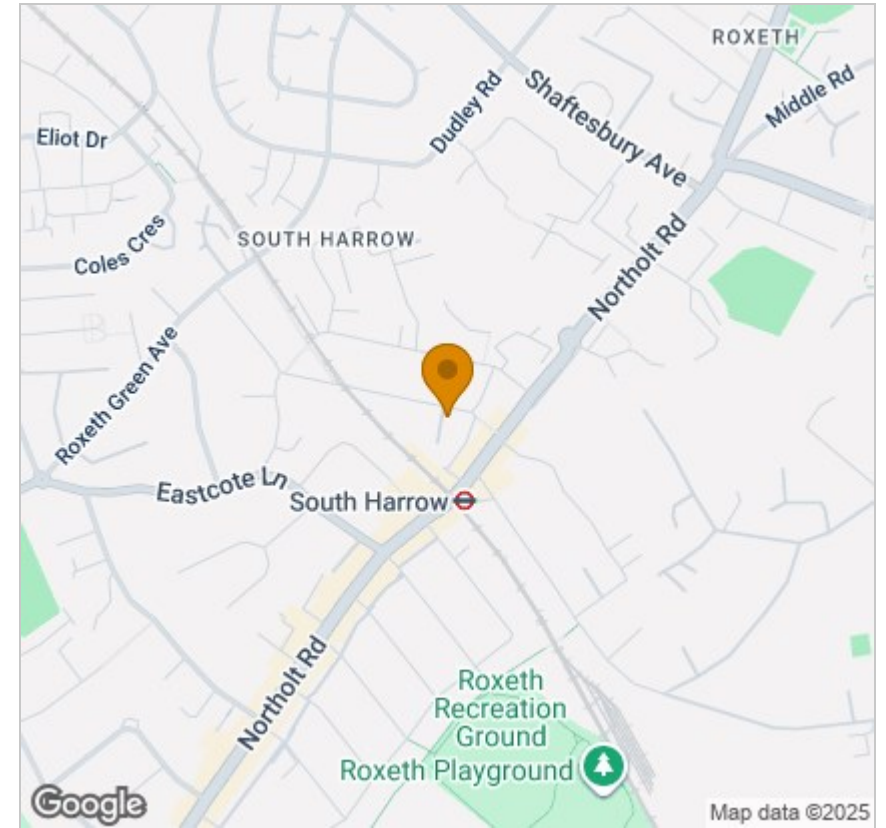
## Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

269 Northolt Road, Harrow, Middlesex, HA2 8HS  
Tel: 02084225222 Email: sales@davidconway.co.uk <https://www.davidconway.co.uk/>

## Area Map



## Energy Efficiency Graph

