



Somervell Road, Harrow HA2 8TT

Asking Price £299,950





**Somervell Road, Harrow HA2 8TT**

Located moments from a good selection of shops and amenities, this well-proportioned one bed roomed first floor flat benefits from bright and airy accommodation. The property comprises a generous reception room, kitchen, spacious bedroom, bathroom and private section of the garden. Somervell Road is situated moments from the open spaces of Alexandra Park, while close by Victoria Road Retail Park and South Harrow offer a good range of shops and amenities. Local transport links are available nearby from Northolt Park Station (National Rail) and Northolt Station (Central Line).

- Spacious one bedroom first floor flat
- Good-sized double bedroom
- Large Reception room
- Family bathroom
- Spacious landing area
- Private garden accessed by gate at rear
- Potential for Loft Conversaion STPP
- Shared Driveway with one space
- Close to transport links, schools and shops

**Council Tax Band: C**

**Leasehold**







## INTERNALLY

The front door opens to a staircase leading directly to a generous landing area. The property features a bright large reception room with two large windows, a separate part tiled kitchen, a well-proportioned double bedroom and a part tiled family bathroom with bath, basin, WC and cupboard housing the boiler. The property also comes with the loft space offering plenty of storage space and the potential for a Loft Conversion subject to planning permission.

## EXTERNALLY

Shared driveway with allocated parking space for one car. Private garden accessed by gate at rear.

## LOCATION

The nearby South Harrow Underground Station provides easy access into Central London, while Northolt Park railway station offers a direct link to London Marylebone. Regular bus routes also connect the area to Harrow, Northolt, Rayners Lane, and beyond. South Harrow town centre is just a short distance away, providing a range of everyday amenities including supermarkets such as Asda, Aldi, and Iceland, as well as local shops, cafés, banks, and restaurants. Earlsmead Primary School, Roxeth Primary School, and Whitmore High School, are all within easy reach.

## ADDITIONAL INFORMATION

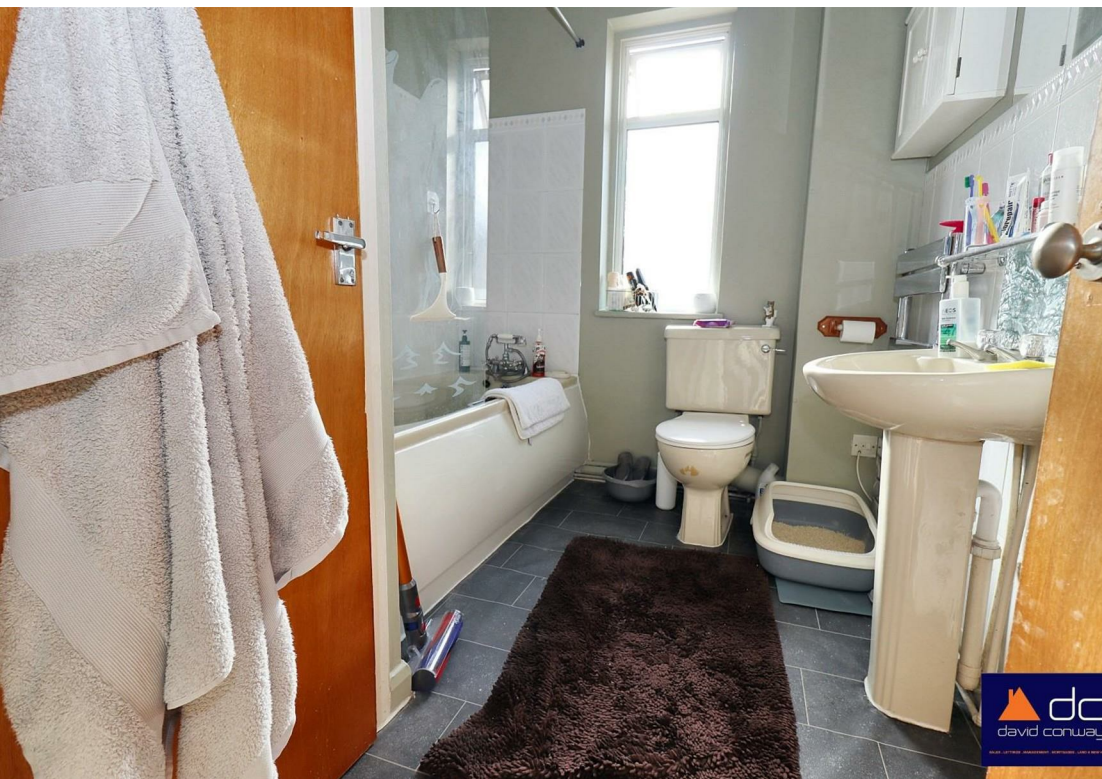
Council Tax band C - £2130

This property comes with the freehold of the property (you should be able to collect Ground Rent and Service Charge from the flat below)

Lease remaining - 89 years

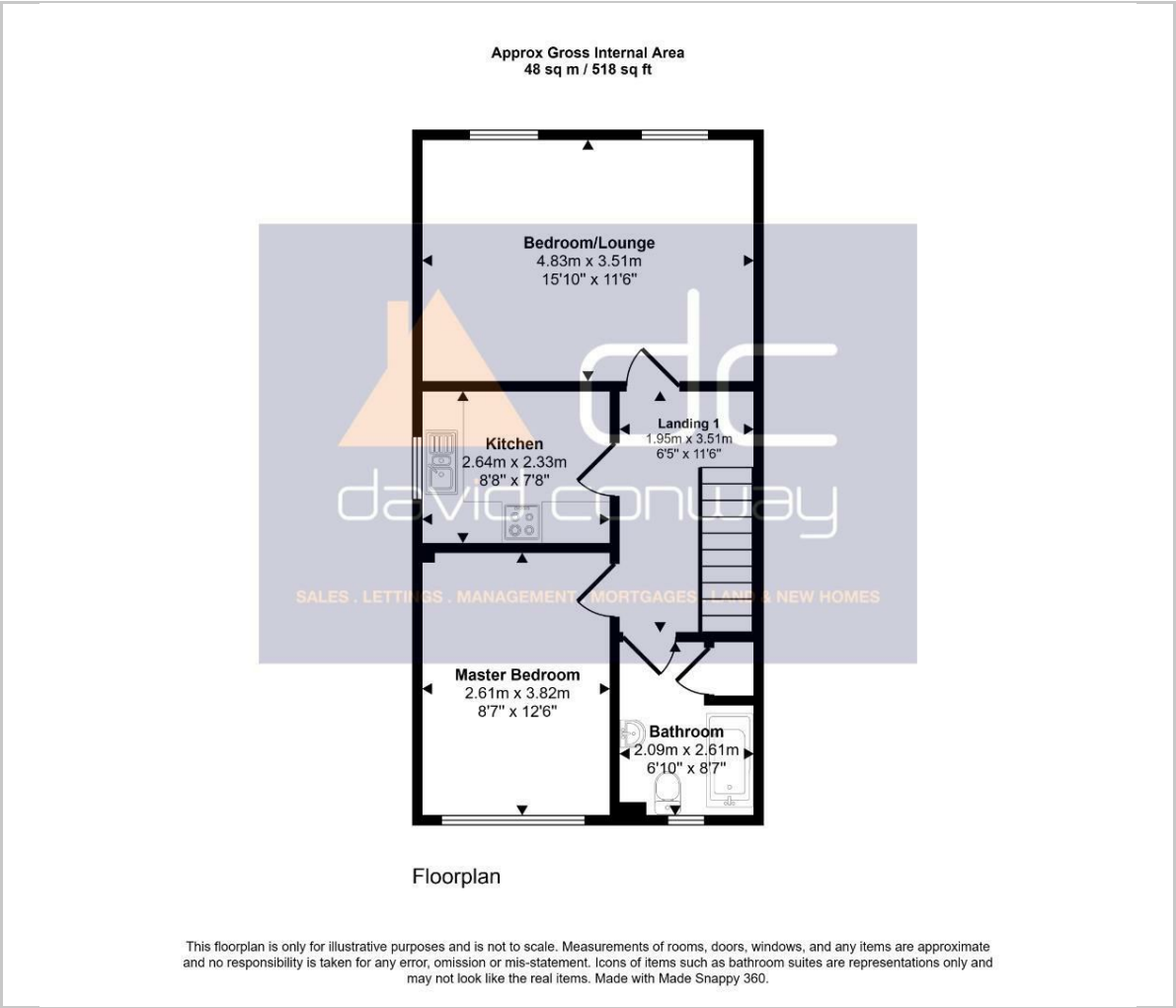
Service charge - £30 per annum

Ground rent - £100 per annum





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.

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Area Map



Energy Efficiency Graph

