



The Greenwoods, Sherwood Road, Harrow, HA2 8DW

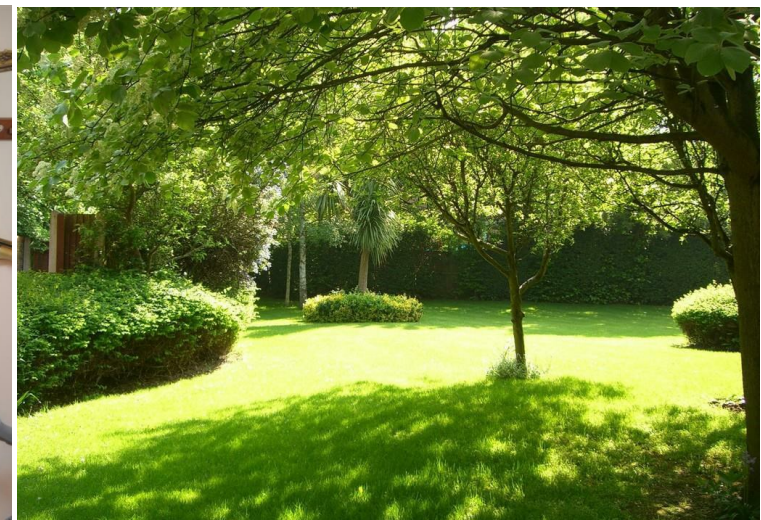
**Asking Price £130,000**



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

**\*\*Suitable for those over 55's only\*\*** One bedroom ground floor retirement flat in this sought after modern development, opposite South Harrow Tube Station. Property benefits from a residents lounge, laundry room and magnificent gardens.

- Modern Retirement Flat
- Ground Floor
- One Double Bedroom
- Fitted Kitchen
- Bathroom
- Storage Cupboards
- Communal Gardens
- Leasehold 95 Years Remaining
- Close To Shops & Transport Links
- Suitable For Over 55's



### **INTERNALLY**

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

The flat door opens into a wide hallway with lots of storage space. The doors in the hallway lead into a mainly tiled bathroom comprising of a walk in shower unit, WC and wall hung sink, double 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. 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 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 - £1,922.49

Leasehold - 95 years remaining

Service charge £3,249.96 per annum (payable monthly £270.83 per month)  
(all as advised)



**Council Tax Band: C**

Leasehold

## Floor Plan



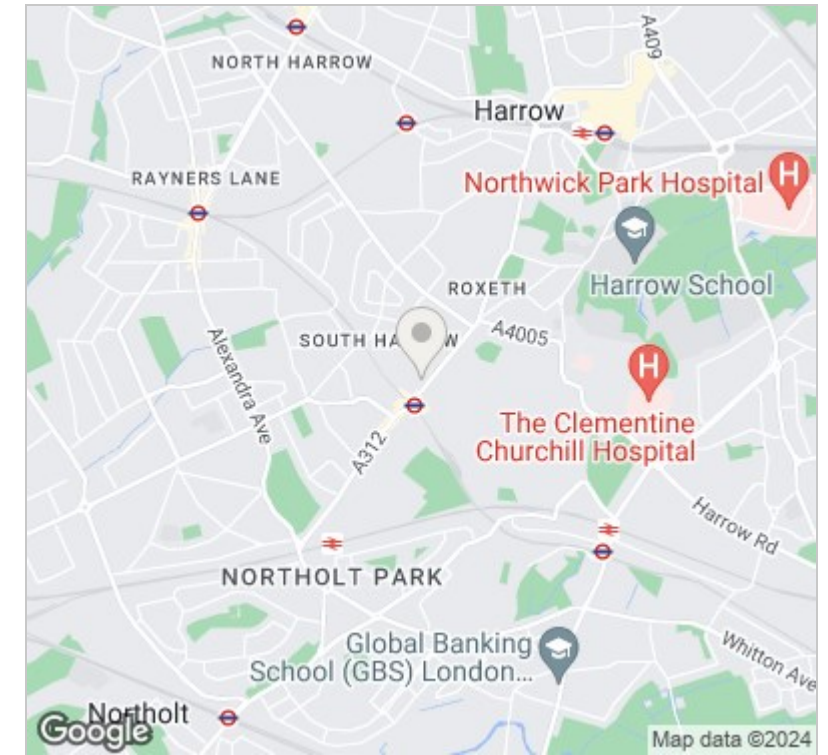
## Viewing

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>	77	84
(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 2002/91/EC	