



Eastcote Lane, South Harrow, HA2 8RU

Offers In Excess Of £400,000



## Eastcote Lane, South Harrow, HA2 8RU

Set across two floors and offering three bedrooms and two bathrooms while finished to the highest standard, this maisonette deserves your attention. With off street parking to the front a private section of garden and set on the first floor the property is set within a five minute walk to Rooks Heath School.

- Chain Free and Vacant At Present
- First Floor Duplex Maisonette
- Three Double Bedrooms
- Open Plan Reception Room
- Newly Fitted Kitchen
- Two Luxury Bathrooms (One En-Suite)
- Garden With Side Access
- Off Road Parking
- Potential To Rent For Estimated Monthly Rental of £1,900.00
- No Stamp Duty For First Time Buyers



**Council Tax Band: C**

Leasehold - Share of  
Freehold



### **INTERNALLY**

This is a recently refurbished split level maisonette entered by a UPVC double glazed door with stairs to the first floor landing. Doors off the first floor landing lead into two double bedrooms, a open plan reception/ kitchen, the newly fitted kitchen comprises of matching wall and base units, ample work top space, gas hob with built under oven and extractor fan over. There are large windows at both ends of the room making it bright and airy. There is also a door leading into the fully tiled bathroom comprising of a bath tub, wall hung sink, WC and heated towel rail.

Stairs to the second floor landing with skylight and door into the loft room with Velux window and rear aspect window allowing in plenty of natural light. This room benefits from a fully tiled en suite comprising of a walk in shower unit, vanity sink unit, WC and heated towel rail. There are spot lights, gas central heating and double glazing throughout the property.

### **EXTERNALLY**

Garden with side access. Off road parking to front for one car.

### **LOCATION**

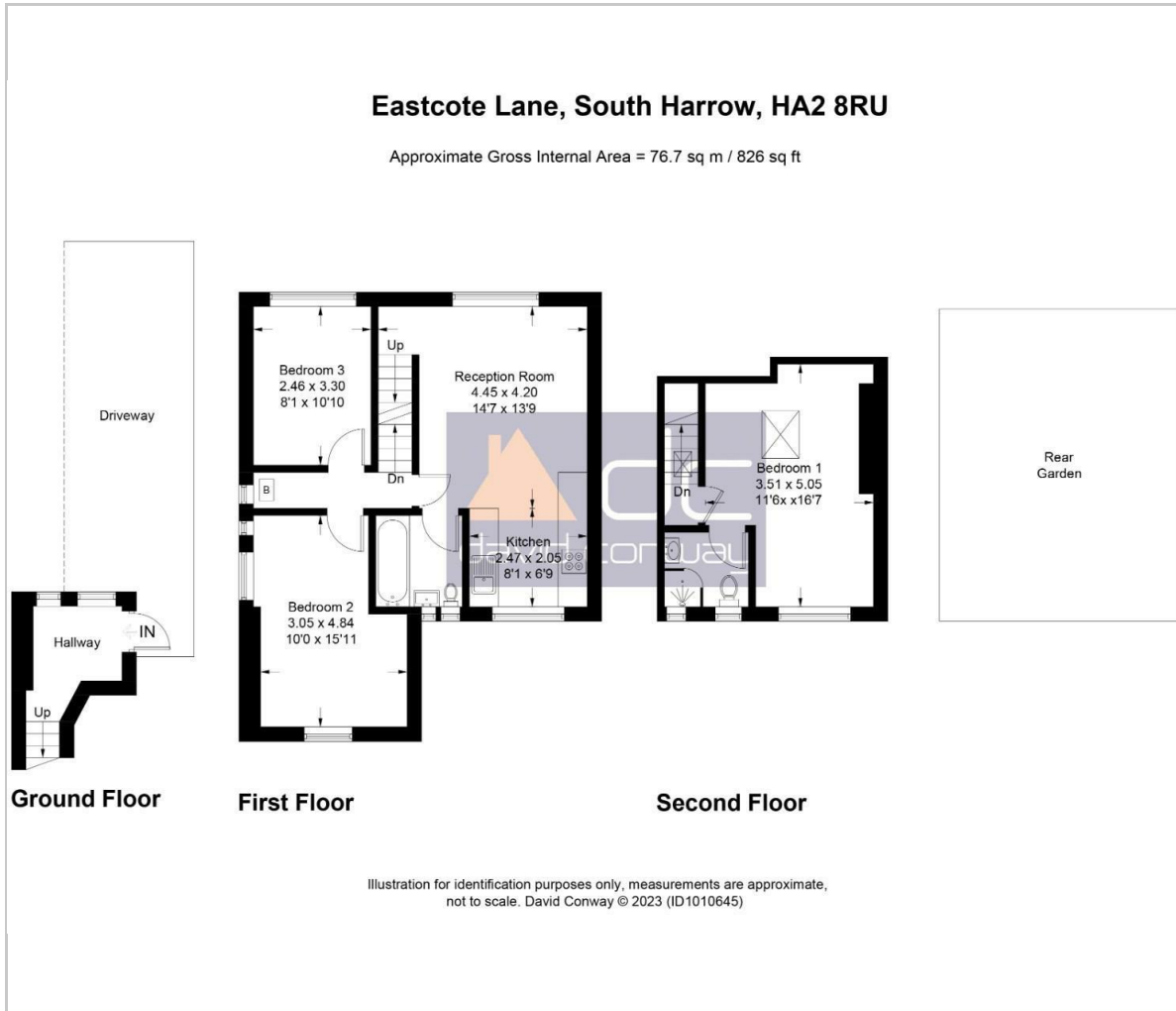
Conveniently located on Eastcote Lane with bus services and 0.7 miles to Northolt Park Railway Station with access to Marylebone and 0.9 miles to Northolt Central Line Tube Station. Local schools include Earlsmead Primary School 360 yards away, Heathland School 450 yards and Newton Farm Nursery, Infant and Junior School 0.6 miles from the property. In terms of Secondary Schools Rooks Heath College is 260 yards away, Northolt High School 0.6 miles and Queensmead School 0.7 miles.

### **ADDITIONAL INFORMATION**

Council Tax Band C - £1,922.49 per annum (as advised)  
50% Share of Freehold - long lease over 990 years remaining.



## Floor Plan



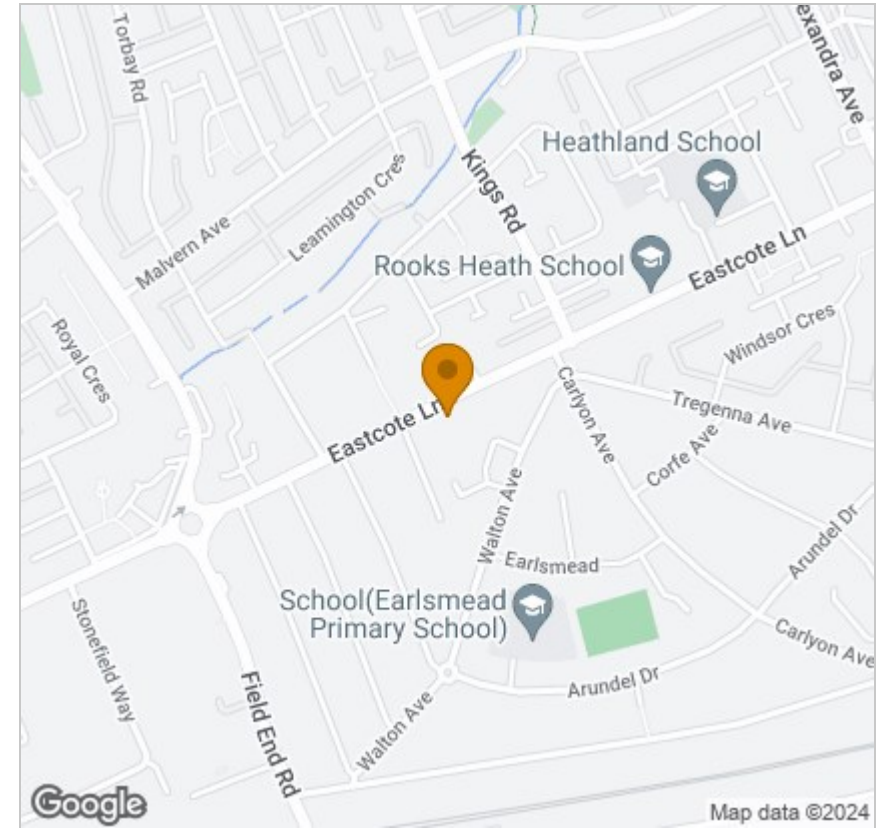
## Viewing

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

