



Headstone Road, Harrow, HA1 1PE

Asking Price £350,000



## Headstone Road, Harrow, HA1 1PE

A well-presented two double bedroom ground floor garden flat boasting its own private entrance and located just a short walk from Harrow-on-the-Hill station. The property comes Chain Free and features a bright reception room with direct garden access, a modern fitted kitchen, and a stylish family sized bathroom. Both bedrooms are generously sized, with Bedroom 1 benefiting from a bay window and feature fireplace. Externally, the flat offers a private rear garden with patio and lawned area. Ideally situated for commuters, it enjoys excellent transport links, access to Harrow town centre's amenities, and proximity to local schools. Leasehold with 87 years remaining. Council Tax Band C.

- Ground Floor Garden Flat
- Chain Free
- Two Double Sized Bedrooms
- Reception Room
- Family Bathroom
- Fitted Kitchen
- Private Entrance, / Private Garden
- Parking spaces available for rent near by
- Double Glazing / Gas Central Heating
- Lease 87 Years Remaining



## INTERNALLY

This ground floor garden flat has its own private entrance. The property comprises of a bright and airy reception room with doors leading to the garden. Fitted kitchen has matching wall and base units, built under oven with gas hob over and ample worktop space. The family bathroom is conveniently located off the central hallway. Both bedrooms are generously sized, with Bedroom 1 benefiting from a beautiful bay window that floods the room with natural light and a feature fireplace, and Bedroom 2 providing another double bedroom. The property has double glazing and gas central heating.

## EXTERNALLY

Includes a private rear garden, part patio garden leading to lawn. parking spaces available for rent near by

## LOCATION

Just a short walk from Harrow-on-the-Hill station (0.3 of a mile) , the location offers excellent transport links via the Metropolitan and Chiltern Rail lines, making commuting into central London quick and convenient. Just minutes away lies Harrow town center, filled with high street shops, supermarkets, independent cafes, restaurants, and essential services like pharmacies and banks. There are also several local schools within walking distance, including Norbury School and The Jubilee Academy, making the area suitable for families.

## ADDITIONAL INFORMATION

### CHAIN FREE

Council tax band C - £2130

Lease remaining 87 years

Ground rent £500 per annum  
(as advised)



**Council Tax Band: C**

Leasehold

## Floor Plan



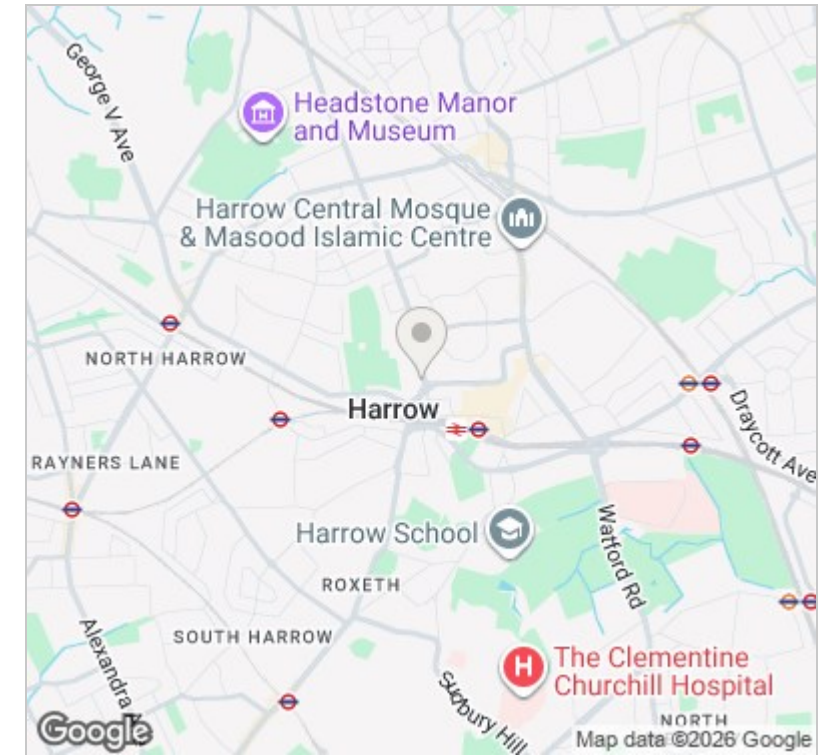
## Viewing

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.

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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>                            |                            |           |
| (69-80) <b>C</b>                            | 72                         | 73        |
| (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<br>2002/91/EC |           |