david conway

SALES . LETTINGS . MANAGEMENT . MORTGAGES . LAND & NEW HOMES

Carlyon Avenue, Harrow, HA2 8SN

Asking Price £375,000

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Carlyon Avenue

Harrow, HA2 8SN

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- Ground Floor Flat
- Two Double Bedrooms
- Modern Bathroom
- Gas Central Heating/Double Glazing
- No Stamp Duty For First Time Buyers
- Recently Refurbished
- Open Plan Lounge/Kitchen
- Garden
- Off Street Parking
- Leasehold 125 years

This stunning two bedroom ground floor flat comes with a brand new lease and is completely refurbished from top to bottom. The living room is open plan to the reception and the extensive rear garden has exclusive use. The property is chain free and internal viewing is highly recommended.

INTERNALLY

This newly refurbished ground floor flat has an entrance door into a lobby with doors to flats. Front door property opens into a smart hallway with storage cupboard. Doors from the hallway lead to a double bedroom with front aspect window. Fully tiled bathroom with vanity sink unit, WC with concealed cistern, panel enclosed bath with shower attachment and shower screen. Open plan lounge/diner, a decorative arch takes you into the kitchen area at the rear of the room, the kitchen has matching white wall and base units, built under oven with gas hob and extractor over, stainless steel sink and drainer unit and rear aspect window and door leading into the garden. Door from the lounge/diner opens into the second bedroom which is a also a double room. Wood flooring to all floors with the exception of the bathroom, double gazed window and gas central heating.

EXTERNALLY

Off Road Parking.
Back garden with decked area and lawn.

LOCATION

Carlyon Avenue is located off Eastcote Lane. Northolt Park Station is just 0.6 miles away allowing easy access to London Marylebone. South Harrow's busy shopping centre with restaurants, cafes and shops along with Piccadilly Line Tube Station is 1.2 miles from the property.

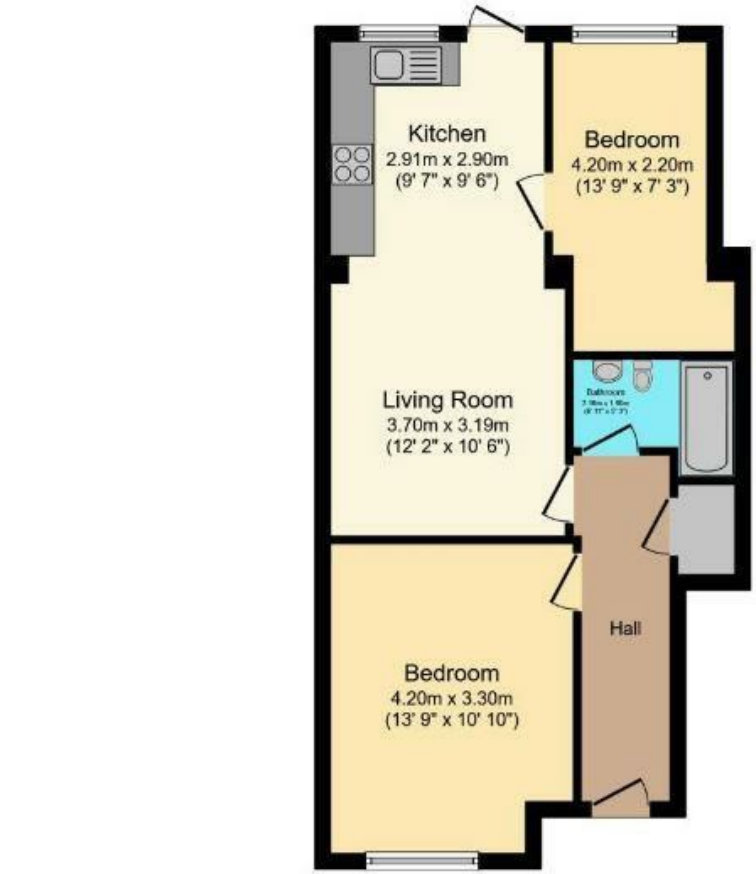
ADDITIONAL INFORMATION

Leasehold - 125 years
Ground Rent - £250 per annum
Management and Insurance - £750 per annum
Council Tax Band C - 1,815.20 per annum
(All above as advised)

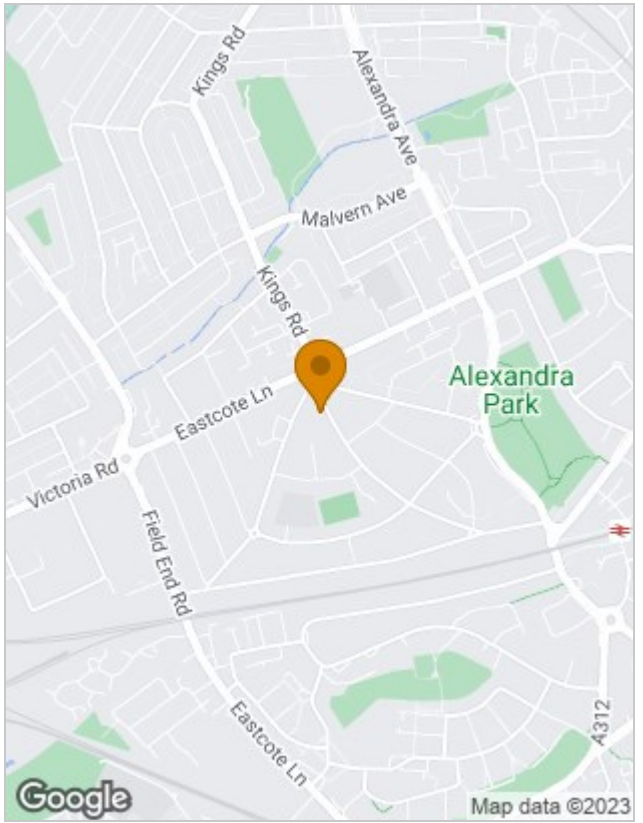
Council Tax Band - C

Leasehold

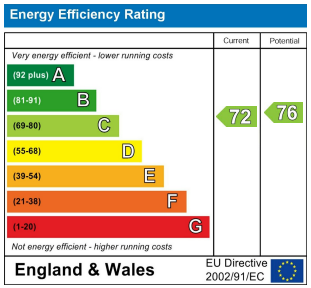
Floor Plans



Location Map



Energy Performance Graph



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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