



Sherwood Court, Eastcote Avenue, Harrow, HA2 8AN

Asking Price £315,000





# Sherwood Court , Eastcote Avenue

South Harrow, HA2 8AN

- Ground Floor Maisonette
- Two Double Bedrooms
- Spacious Kitchen
- Shared Garden by Mutual Agreement\*
- Resident Parking Permits
- Chain Free
- Reception Room
- Shower Room
- Storage Cupboards
- Gas Central Heating & Double Glazing

Introducing a chain free splendid two-bedroom ground floor maisonette at Sherwood Court, Eastcote Avenue, Harrow HA2 8AN, priced at £315,000. This property features a welcoming spacious hallway, two double bedrooms, a part-tiled shower room with modern fixtures, and a generous reception room bathed in natural light. The kitchen is well-appointed, offering ample storage and a door leading to a shared garden. Additional benefits include gas central heating, double glazing, storage cupboards, and resident parking permits. Located conveniently near South Harrow Underground Station, local schools, shops, and restaurants, this maisonette is ideal for modern living.



## INTERNALLY

This is a two bedroom ground floor maisonette. As you step through the front door, you're greeted by a spacious hallway that seamlessly connects the various living areas which include two double bedrooms, a part tiled shower room comprising of a enclosed shower unit, pedestal sink, WC and heated towel rail. A reception room with two windows allowing in plenty of natural light and a spacious kitchen comprising of matching wall and base units offering sufficient storage space. Additionally, there's a door at the rear of the kitchen that leads to the shared garden, offering easy access to outdoor areas. The property benefits from gas central heating and double glazing throughout as well as storage cupboards in the hallway which offer additional organisational space, catering to the needs of modern living.

## EXTERNALLY

Residents and visitor parking permits available.  
 \* At present the garden is being used as a shared garden by mutual agreement with the owners, legally this property owns the left hand side. All six properties have the right of passage for access across hardstanding at back of property.





### **LOCATION**

Sherwood court is located off Eastcote Avenue which is short walk away from South Harrow Underground Station. Local schools include Grange Primary School 0.4 miles away, The Welldon Park Academy 0.5 miles away, Whitmore High School and Roxeth Mead School both 0.6 miles away. Local shops, restaurants and amenities on Northolt Road within a ten minutes walk away include, Waitrose, Iceland and Aldi.

### **ADDITIONAL INFORMATION**

Council Tax Band C £2,032.28 Per annum

Lease remaining 934 years

Ground Rent £10.25 (increases annually every September)

(all as advised)

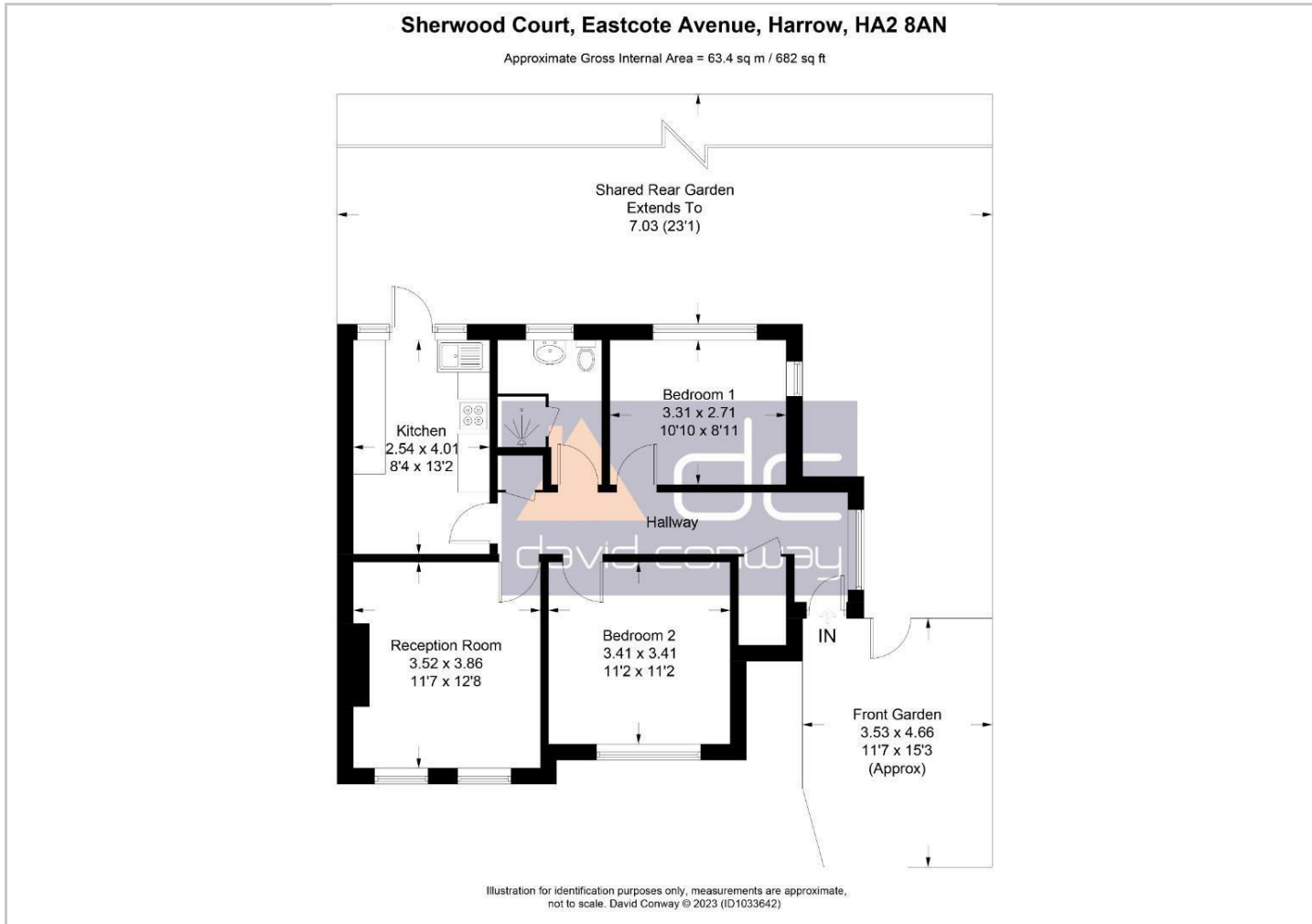
**Council Tax Band - C**

Leasehold





## Floor Plans



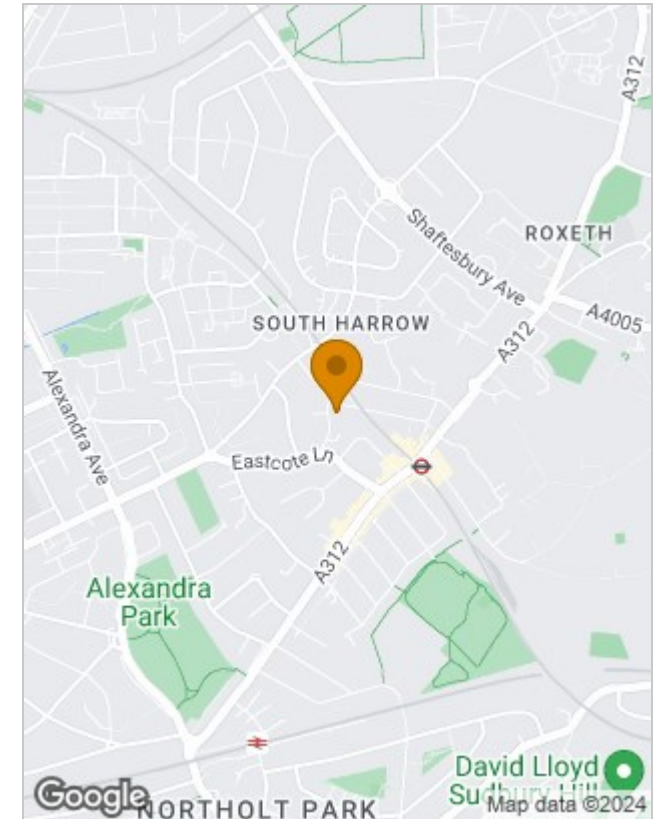
## Viewing

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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## Location Map



## Energy Performance Graph

