



Padda Court, Northolt Road, South Harrow, HA2 0EJ

Asking Price £300,000



## Padda Court, Northolt Road, South Harrow, HA2 0EJ

We are pleased to offer this two bedroom, two bathroom apartment with parking and set within a five minute walk of South Harrow's Piccadilly Line Station. With a spacious open plan lounge dining room with private balcony, ensuite bathroom to the master bedroom and lifts to all floors internal viewing is recommended.

- First Floor Apartment
- Two Bedrooms
- Kitchen (Open Plan To Lounge)
- Lounge With Balcony
- Bathroom & Ensuite In Master Bedroom
- Double Glazing / Central Heating
- Off Street Parking
- 500 Yards To Underground Station
- Leasehold 115 Years Remaning
- No Stamp Duty For First Time Buyers



**Council Tax Band: D**

Leasehold



## **INTERNALLY**

This is a first floor apartment with entryphone system. The front door of this apartment leads to the hallway with doors leading off into the master bedroom which has an ensuite bathroom with panel enclosed bath, wc, pedestal basin and towel radiator tiled floor and tiled walls. The second bedroom is a small double/large single room. The main bathroom has panel enclosed bath, wc, pedestal basin and towel radiator tiled floor and tiled walls. The Reception room is open plan to the kitchen and has a wall mounted combination boiler, patio doors to small triangular balcony, the modern kitchen is fitted with a gas hob, oven with an extractor fan over, sink and drainer unit, wood effect wall and base units with lots of storage space. The apartment floors are wood laminate flooring with the exception of the bathroom which are tiled. All windows are double glazed and there is gas central heating.

## **EXTERNALLY**

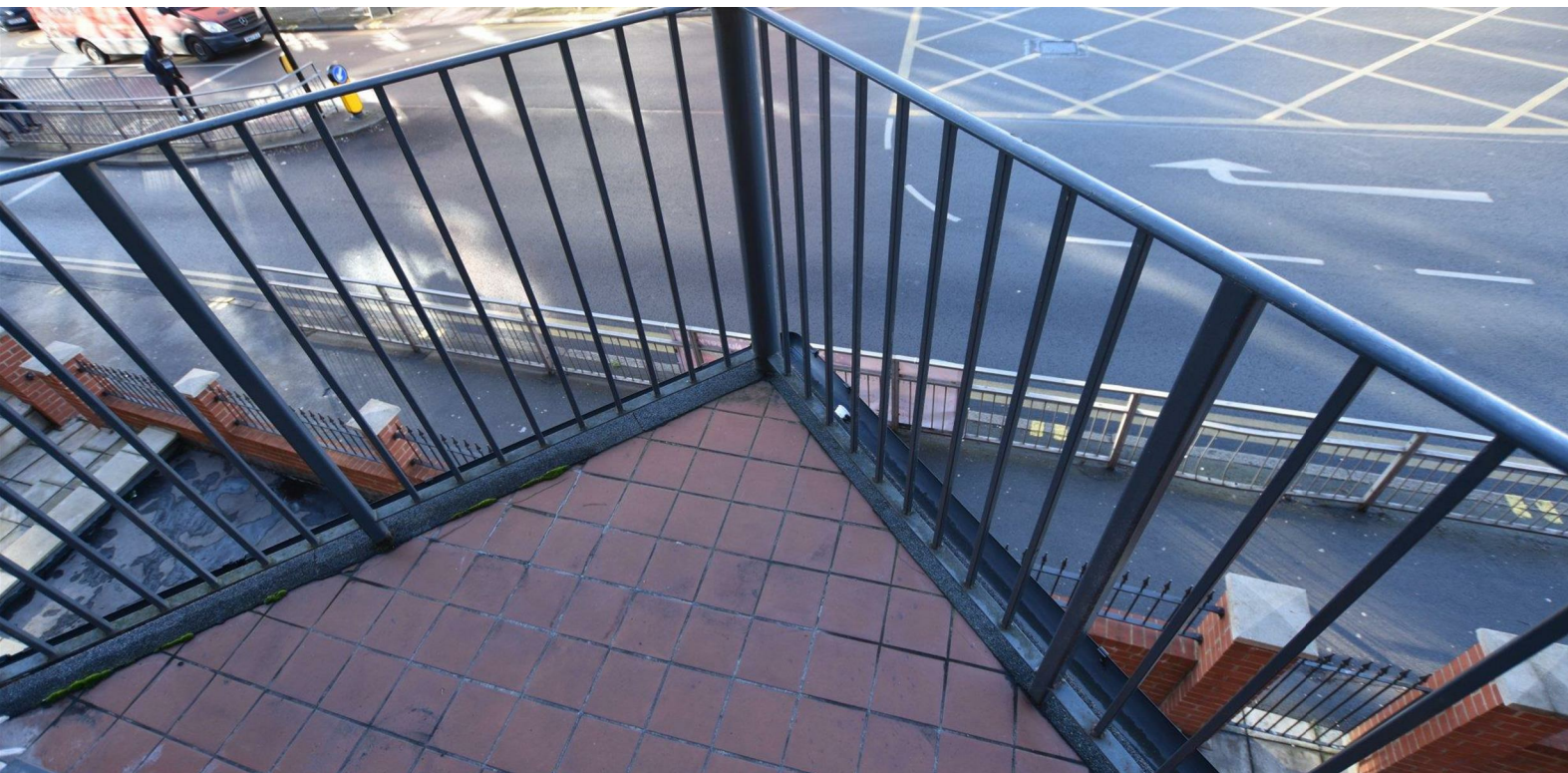
Allocated underground parking and balcony.

## **LOCATION**

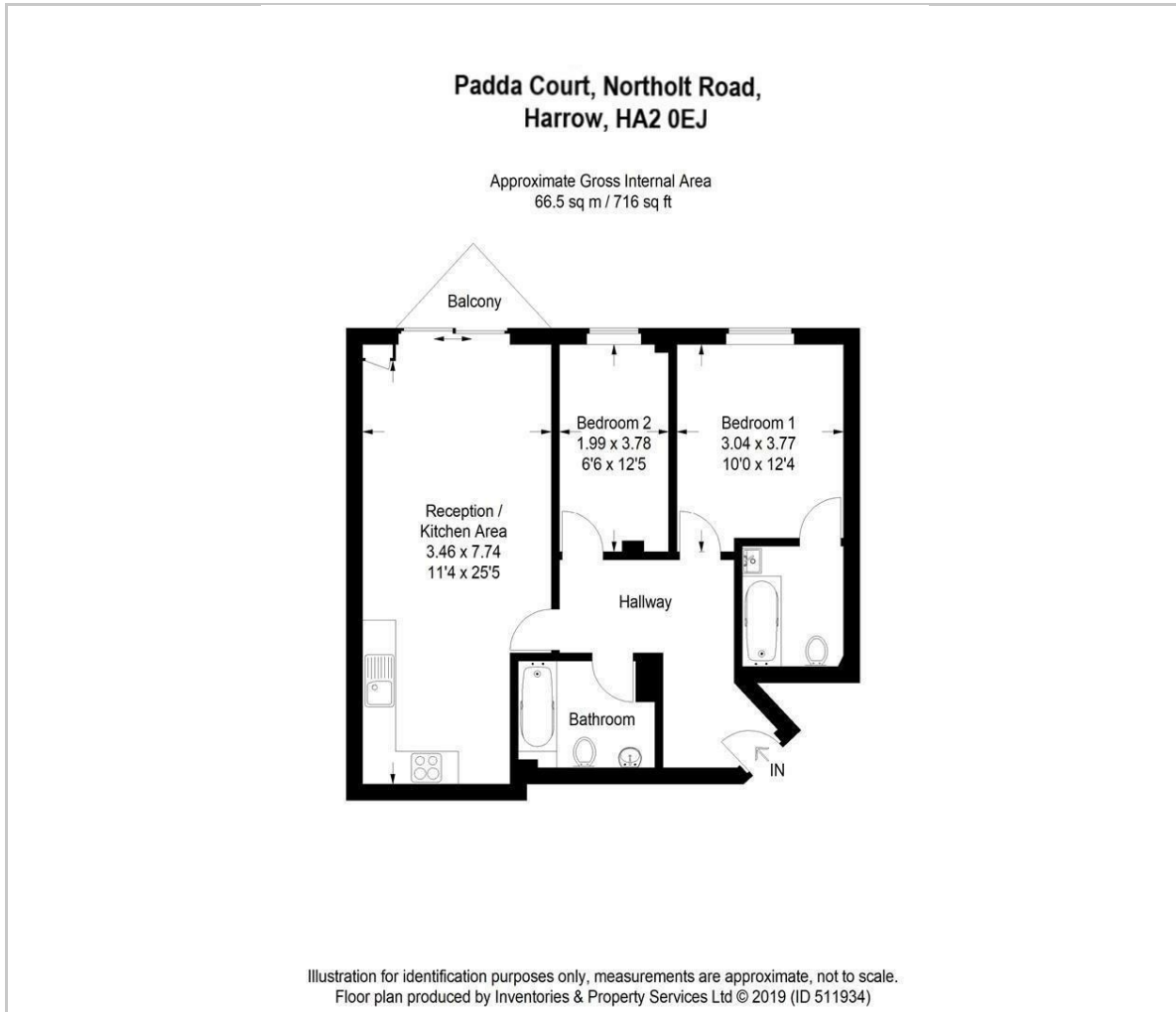
Padda Court is conveniently located just 500 yards to South Harrow's Piccadilly Line Tube Station thus providing easy access to central London. In terms of schools there are numerous primary and secondary schools in the local vicinity including Weldon Primary School just 0.3 of a mile away. South Harrow's busy shopping centre with Sainsburys, Iceland and numerous local shops, banks and cafes/restaurants plus bus routes servicing local areas.

## **ADDITIONAL INFORMATION**

Council Tax Band D - £2,286.32  
Leasehold 115 years remaining  
Ground Rent £300  
Service Charge £2,881.82  
(all above as advised)



## Floor Plan



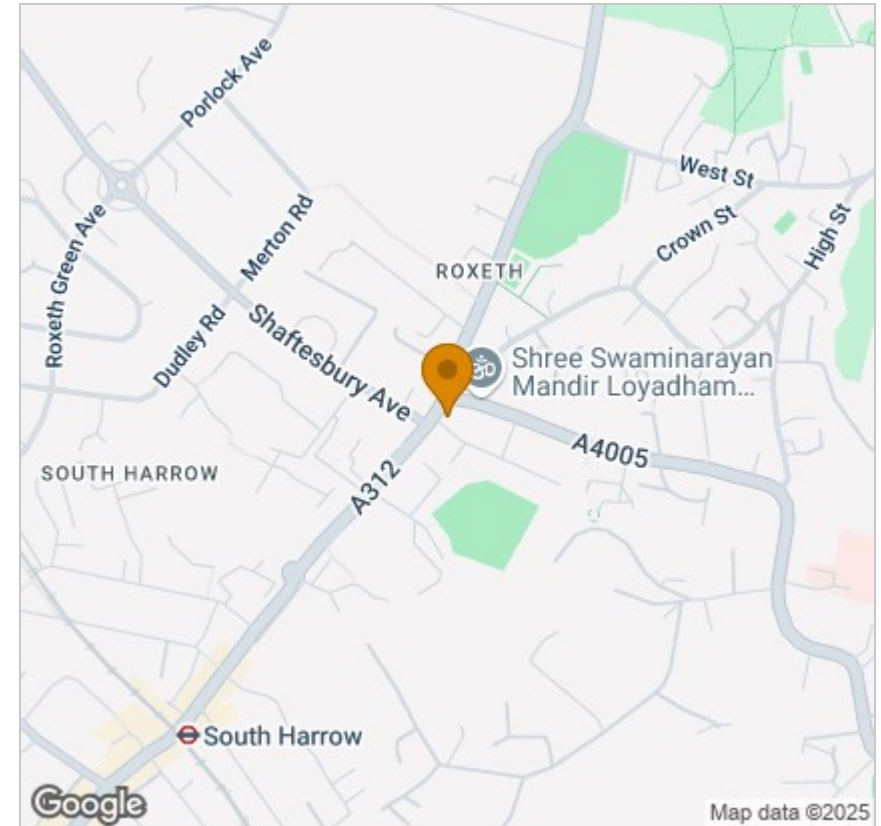
## Viewing

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

