



The Greenwoods, Sherwood Road, HA2 8DW

**Asking Price £115,000**

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## The Greenwoods, Sherwood Road, HA2 8DW

Open to purchasers over the age of 55 and priced to sell this delightfully presented one double bedroom first floor flat with no upper chain is set in a retirement development directly opposite South Harrow Underground Station. With shared lounge space of optional use there are wrap around communal gardens enveloping the block.

- First Floor Flat
- Modern Retirement Flat
- Suitable For Over 55's
- Chain Free
- One Double Bedroom
- Fitted Kitchen
- Newly Fitted Shower Room
- Storage Cupboards
- Leasehold 92 Years Remaining
- Close To Shops & Transport Links

**Council Tax Band: C**

Leasehold



### **INTERNALLY**

This first floor retirement flat has communal entrance with entryphone system, door to communal hall with access to the resident's lounging area which then leads to the communal kitchen and access to communal garden.

Lift to first floor, private entrance door opens into a hallway with storage cupboards. The doors in the hallway lead to a bathroom, a spacious double bedroom, a reception room and kitchen. The newly fitted shower-room has a large shower enclosure, wc and vanity wash basin. The reception has a large window will allows in plenty of natural light and there is a arch to the rear to the room which leads into a fitted kitchen. The kitchen has plenty of worktop and storage space, built in oven, electric hob and extractor fan. The property also has electric storage heating throughout - Suitable for those over 55's only.

### **EXTERNALLY**

This property has communal gardens and parking areas.

### **LOCATION**

The Greenwoods are located off Northolt Road just yards from South Harrow's Piccadilly Line Tube and Bus Station along with busy shopping centre with restaurants, cafes and shops including an Aldi Supermarket. Bus services providing access to many localities run along the Northolt Road. Northolt Park Station is just 0.7 miles away.

### **ADDITIONAL INFORMATION**

Council Tax Band C £2,032.28

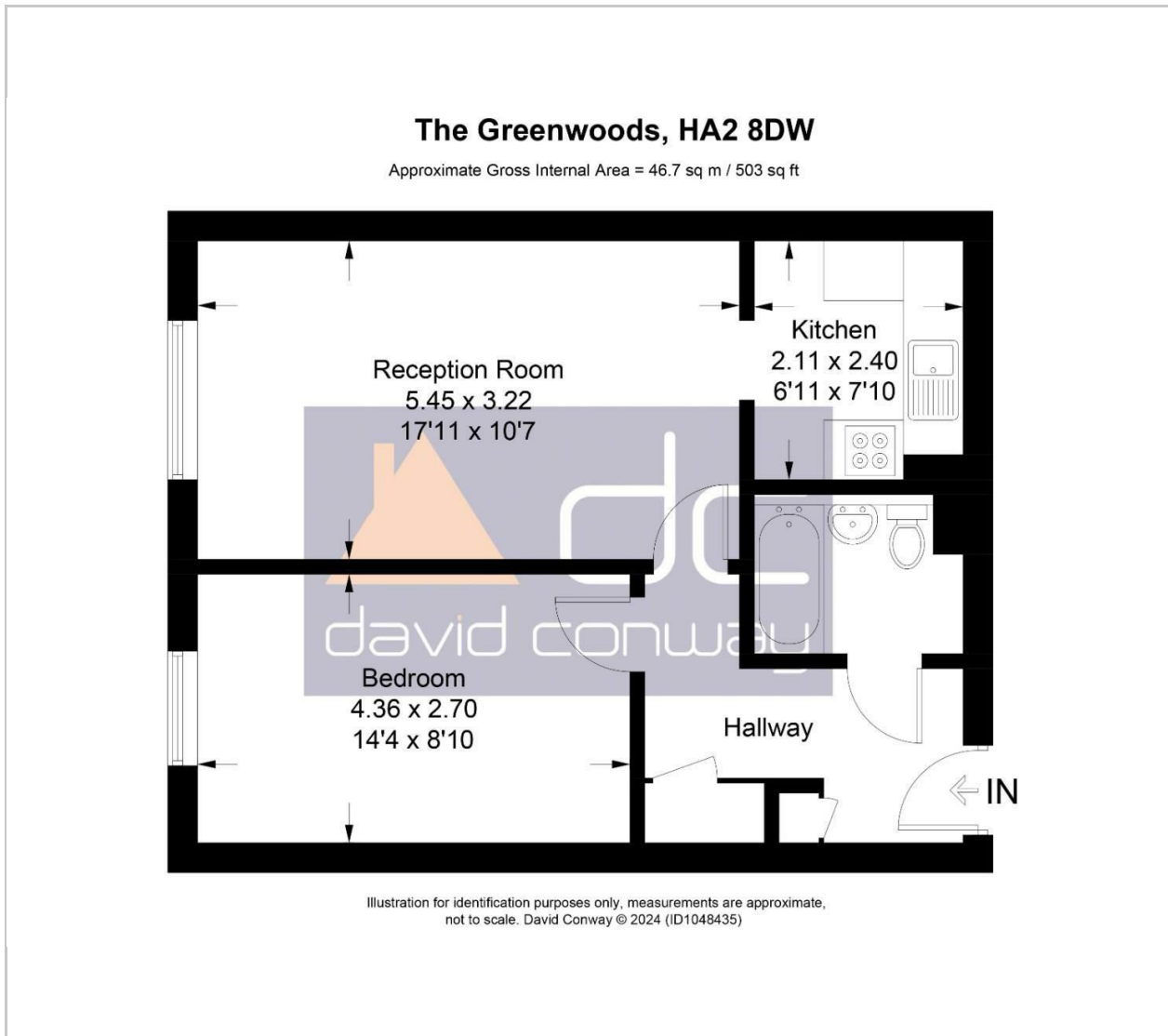
Leasehold - 92 years remaining

Service charge (2024/2025) £3,216.84 per annum (payable monthly £268.07 per month)

(all as advised)



## Floor Plan



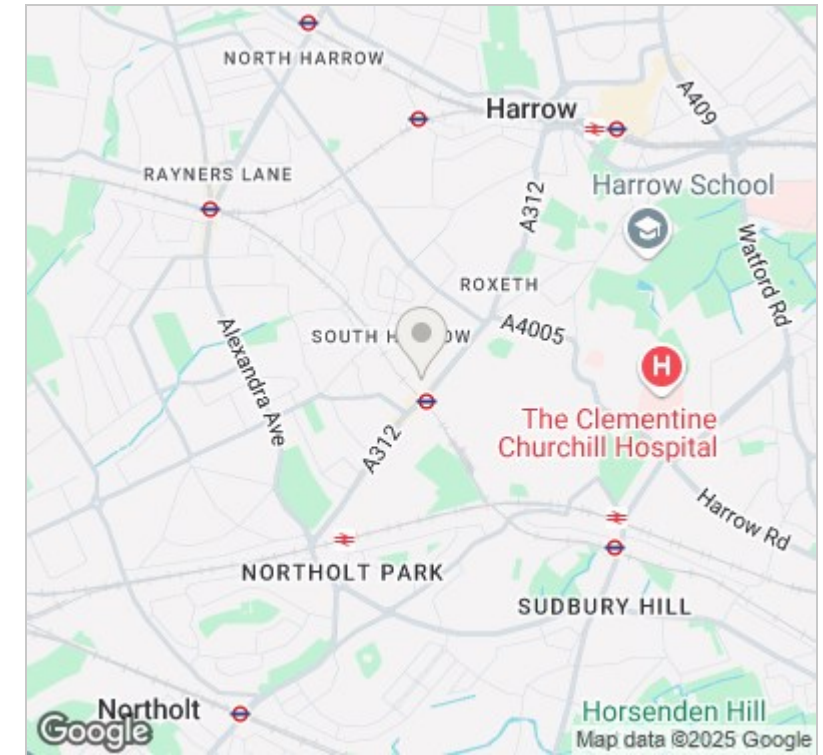
## Viewing

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.

269 Northolt Road, Harrow, Middlesex, HA2 8HS  
Tel: 02084225222 Email: sales@davidconway.co.uk <https://www.davidconway.co.uk/>

## 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>                            | 79                         | 86        |
| (69-80) <b>C</b>                            |                            |           |
| (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 |           |