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Fentiman Way, South Harrow, HA2 8FD

Asking Price £325,000

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Fentiman Way

South Harrow, HA2 8FD

- 1st Floor Flat
- Two Double Bedrooms
- Family Bathroom
- UPVC Double Glazing
- Allocated Parking
- Gated Development
- Open Plan Kitchen Dining Room
- Balcony
- Gas Central Heating
- 109 Years Remaining On Lease

This two double bedroom apartment is marketed chain free and offered with allocated parking. Ideal for residential or investor buyers the property is set in the heart of south harrow and offers generous room sizes and measures in at 746 square feet. The property comes with a balcony off of the main reception.

Asking Price £325,000

INTERNALLY

Access to the flat is via a communal entrance door with an entry phone system. The front door of the flat opens into a hallway with doors opening into the open plan living space/kitchen, this is a large, bright room with plenty of natural light and double doors opening onto the balcony. The modern, open plan kitchen is well fitted with plenty of cupboards and worktop space, a built under oven with gas hob and extractor over. There are two double bedrooms and a large family bathroom with fully tiled walls, a panel enclosed bath, pedestal wash hand basin and wc. The property has double glazing and gas central heating.

EXTERNALLY

Balcony
Gated development with communal gardens, allocated parking and visitors parking.

LOCATION

Fentiman Way is situated off Roxeth Green Avenue approximately half a mile South Harrow's busy shopping centre with Piccadilly Line Tube and Bus Station, aldi and many other shops and restaurants, there is also a large Waitrose just 0.4 of a mile away. There are numerous schools in the vicinity including Grange Primary School just 450 yards away and Whitmore High School 650 yards away. Local shops at Shaftesbury Circle with McDonalds is 0.4 miles from Fentiman Way.

ADDITIONAL INFORMATION

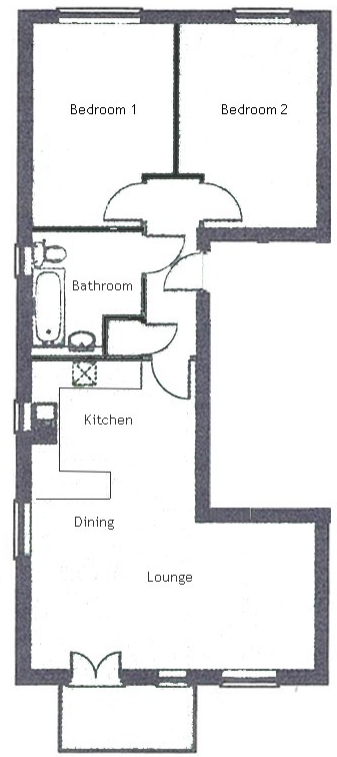
Lease 109 years
Council Tax Cost Band C £1,815.20
Service Charge £1,398 reviewed every March
Ground Rent £175
There will be a charge for Insurance in August.

All above advised by vendor.

Floor Plans

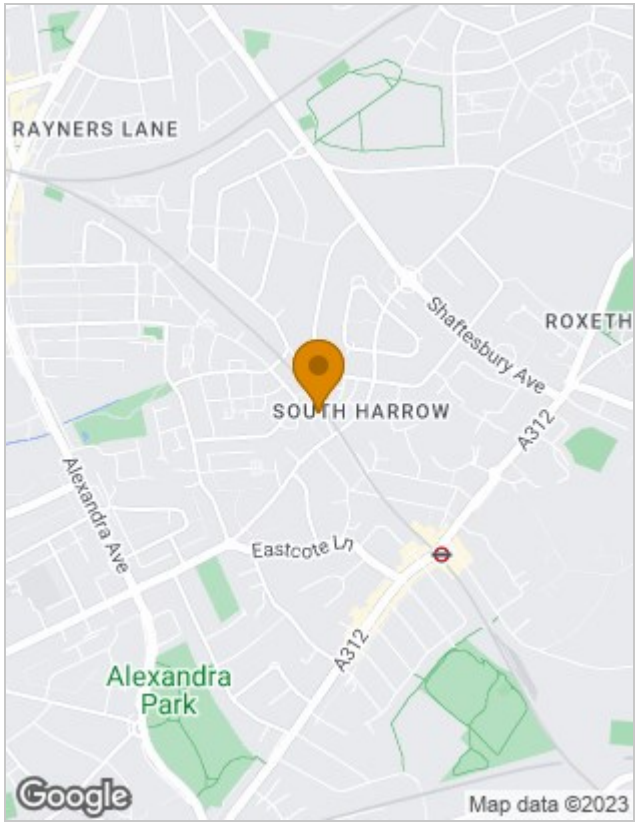
Fentiman Way, South Harrow, HA2 8FD

Approximate Gross Internal Area 746 sq ft

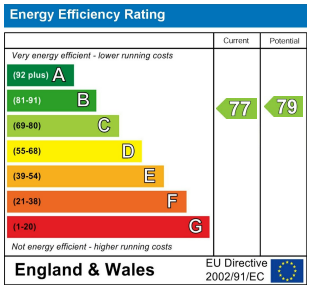


Kitchen/Dining	3600 x 3100	12ft 0ins x 10ft 4ins
Living Room	6200 x 3100	20ft 8ins x 10ft 4ins
Bed 1	4500 x 3000	15ft 0ins x 10ft 0ins
Bed 2	4500 x 3000	15ft 0 ins x 10ft 0ins

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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