

# DAVID CHARLES

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## SOUTHFIELD PARK, NORTH HARROW, MIDDLESEX, HA2 6HF



**PRICE....£449,000 LEASEHOLD**

This spacious three bedroom, two bathroom first floor conversion (1035 sq ft/96 sq m) is located within walking distance of North Harrow shopping facilities and Metropolitan Line Station. It is also within the catchment areas of St John Fisher Primary School, Pinner Park Primary School and Nower Hill High School (All Ofsted Outstanding). The accommodation comprises of 14'7ft lounge, 11'6ft fitted kitchen, two double bedrooms and a 10ft bedroom three and two bathrooms (one en-suite). The property benefits from off street parking for one car, a long lease and potential to extend into the loft (STPP). **It is being sold chain free and having the Freehold interest in the entire building.**

**020 8866 0222**







# COUNCIL TAX

London Borough of Harrow - Band C - £1,744.32

## LEASE

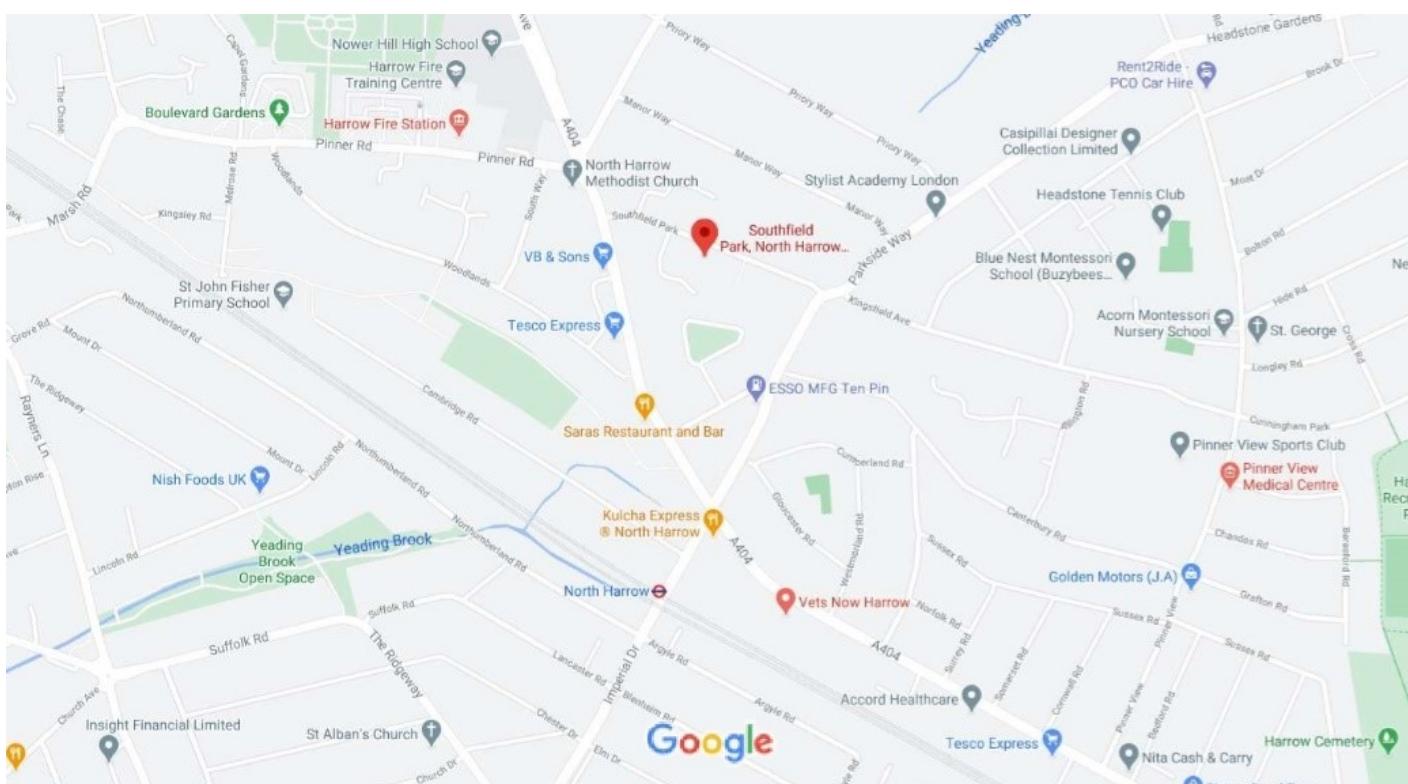
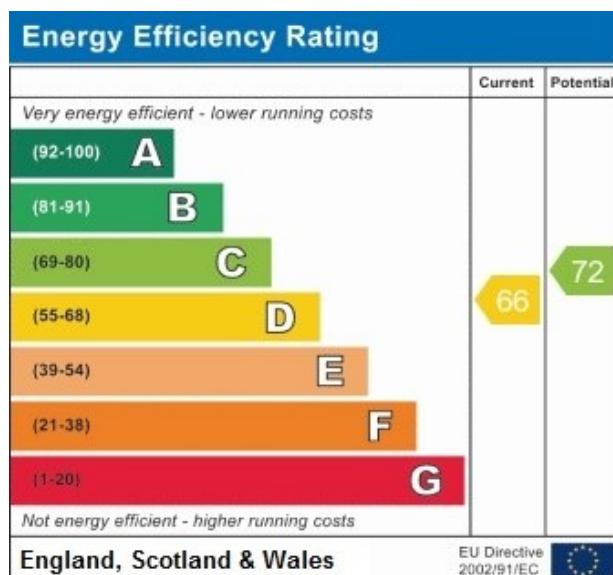
Lease - TBC

## LOCAL SCHOOLS

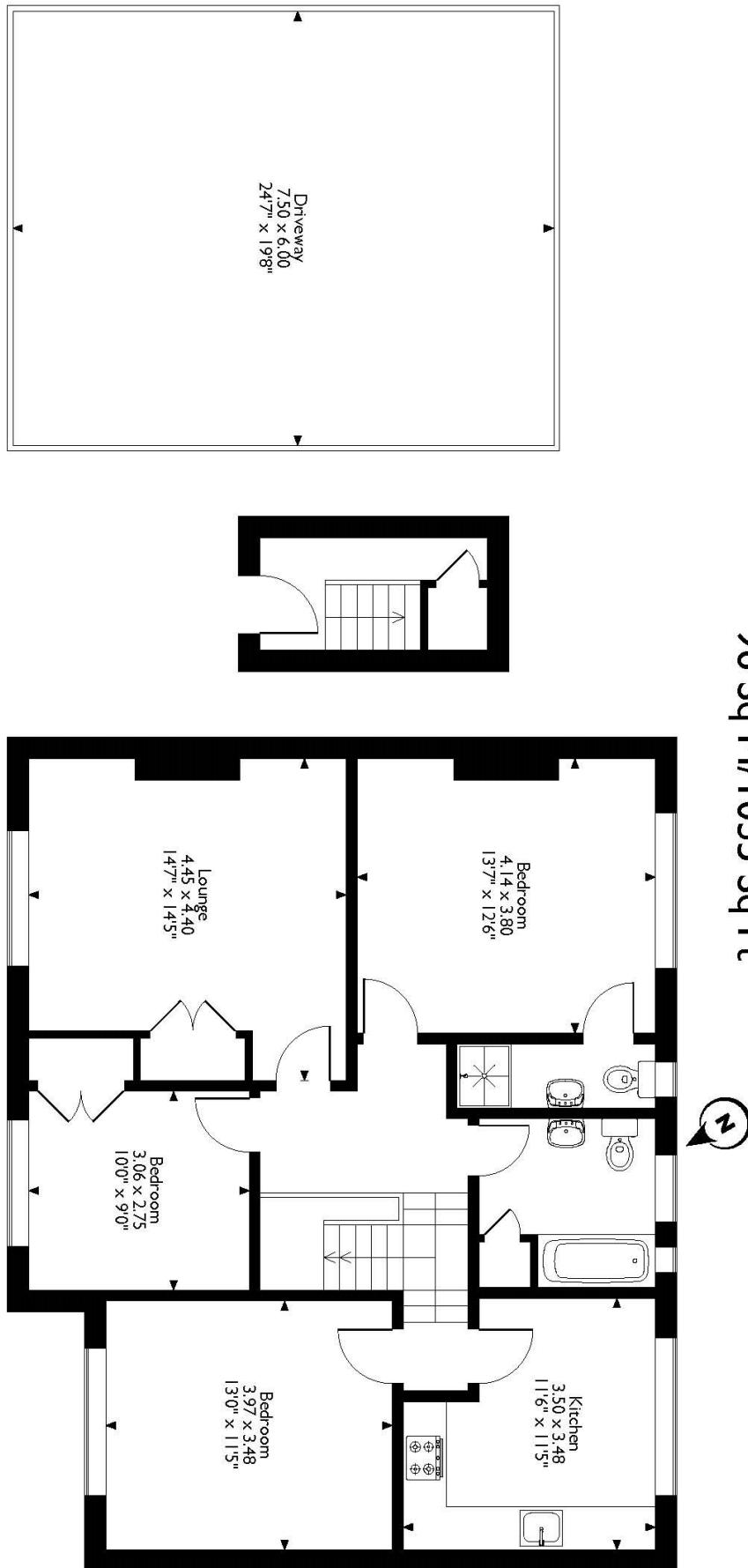
St John Fisher Catholic Primary School - 0.4 miles  
Pinner Park Primary School - 0.6 miles  
Nower Hill High School - 0.2 miles  
Vaughan Primary School - 0.7 miles

## LOCAL TRANSPORT

North Harrow Tube Station (Metropolitan Line) - 0.4 miles



**Southfield Park, Harrow**  
**Approximate Gross Internal Area**  
**96 Sq M/1035 Sq Ft**



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

*For appointments to view please call David Charles 020 8866 0222*

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an*