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Padda Court | Northolt Road | Harrow | HA2 0EJ

Asking Price Of £335,000

Beautifully finished inside from top to bottom renovation this spacious two bedroom apartment is set in the heart of South Harrow. With a delightful and spacious reception room that opens out into the kitchen the property is light filled and comes with allocated parking. Internal viewing is a must.

- Ground Floor Maisonette
- Newly Refurbished Throughout
- Two Double Bedrooms
- Open Plan Reception/Kitchen
- New Fitted Kitchen
- New Contemporary Bathroom
- Double Glazing/Central Heating
- Allocated Parking



INTERNALLY This ground floor maisonette with its own private entrance has been completely renovated throughout. The front door opens into the hallway with doors to the reception which is open plan to the brand new beautifully fitted kitchen. The kitchen is fitted with matching wall and base units, built under oven with gas hob and extractor over. There are built-in cupboards in the living area and French doors opening into the outside communal space. The property offers two double bedrooms and stunning contemporary new family bathroom with wall hung wash hand basin, wc, panel enclosed bath with rainfall shower plus hand attachment, glass shower screen and fully tiled walls and floor. There are spotlights and wood effect luxury vinyl flooring throughout the property, double glazed windows with anthracite-coloured frames and gas central heating.

EXTERNALLY Allocated off road parking, communal terrace space.

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 Iceland and numerous local shops, banks and cafes/restaurants plus bus routes servicing local areas.

Council Tax Band D 1,962 per annum

Leasehold - Lease 118 years

Service Charge £2,108.31 (as advised)

Ground Rent £300

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Approximate Gross Internal Area = 66.8 sq m / 719 sq ft

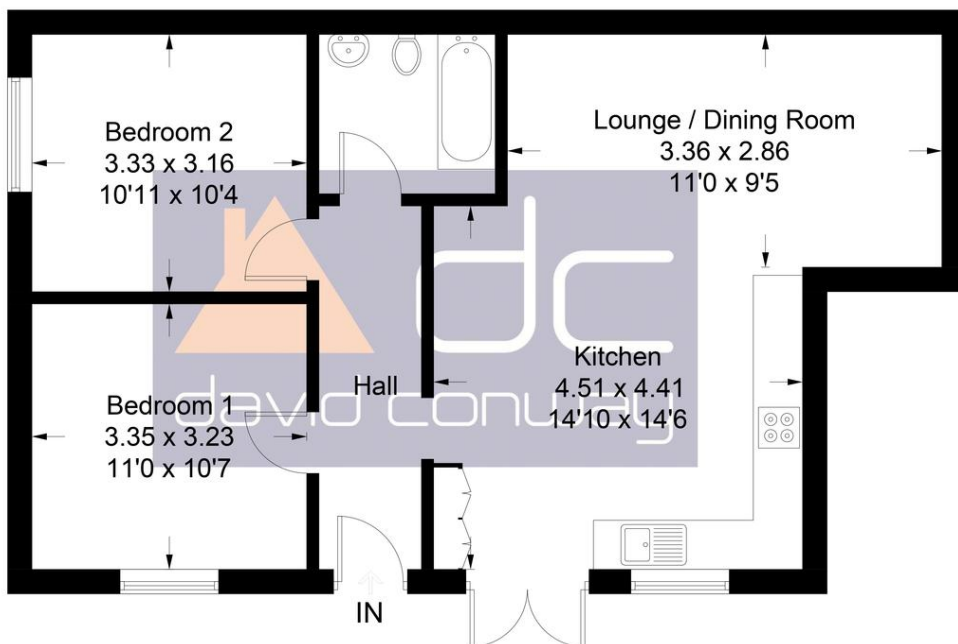


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2021 (ID776932)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	