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Eastcote Lane | South Harrow | HA2 8RY

This two bedroom maisonette comes with a brand new lease and no upper chain. Benefiting from complete internal refurbishment the maisonette is set within a five minute walk of Rooks Heath School. The property boasts a large main reception room and is conveniently located for bus routes and stations.

Asking Price Of £335,000

- 1st Floor Maisonette
- Newly Refurbished
- Two Bedrooms
- Open Plan Lounge/Kitchen
- Newly Fitted Kitchen/New Boiler
- Modern Bathroom
- Central Heating/Double Glazing
- Private Outside Space



INTERNALLY Accessed from the side of the building, the front door of this newly refurbished property opens into stairway leading up to the first floor landing. Doors from landing lead to the bright spacious open plan living room/kitchen, the newly fitted kitchen has plenty of storage and worktop space, built under oven, hob with extractor over, brand new boiler, part tiled walls and wood flooring. Bedroom one is a double bedroom with a large bay window and bedroom two is a single bedroom. The bathroom is fully tiled with wood flooring and comprises of panelled bath, wc and vanity wash hand basin. With the exception of the bathroom and kitchen the property has new carpet throughout. There is access to the loft via a hatch in the hallway. The property has gas central heating and double glazing.

Possibility for loft extension subject to planning permission.

EXTERNALLY The front door of the property is at the side of the building. There is a private outside space accessed via a gate to the side of the front door. On road parking.

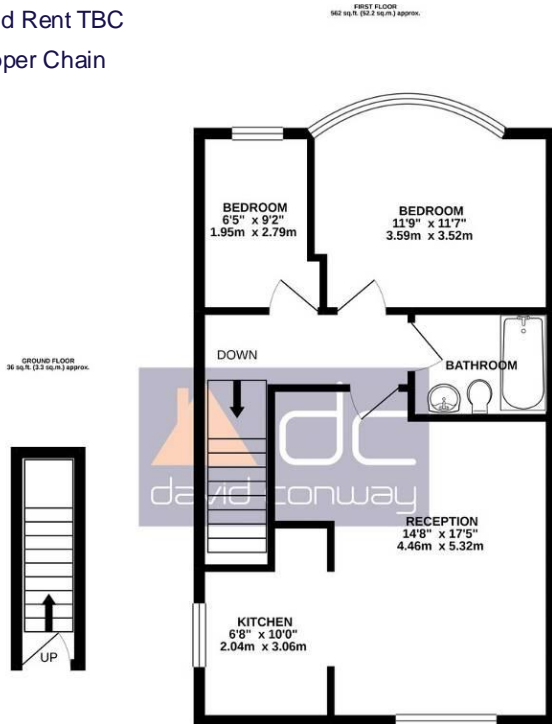
LOCATION Just 5 minutes walk away for local shops, and ten minutes to Ruislip retail park which includes Lidl, homebase amongst many others. Sainburys supermarket and petrol station are .9 of a mile away. Northolt Park Station with easy access to London Marylebone and South Ruislip Station are both approximately a mile away. There are many local schools in the vicinity.

Council Tax Band C £1,744 per annum

New Lease upon Completion

Ground Rent TBC

No Upper Chain



EASTCOTE LANE, SOUTH HARROW, HA2 8RY
 TOTAL FLOOR AREA : 998 sq.ft. (92.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, niches and other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metrepx 02023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	