




Andrew Pearce
PINNER

HARTINGTON CLOSE, HARROW, HA1 3RL £390,000



A well presented, two bedroom mid terraced house situated close to Sudbury Hill Piccadilly line station, offered for sale chain free

The property features smart contemporary interiors with spacious open plan living areas, generous bedroom sizes and a private garden to the rear.

The accommodation comprises: Entrance hallway, leading through to a bright and sizeable living room to the rear, with hardwood flooring. Overlooking the rear garden, the living room is open plan to the impressive kitchen, which is extensively fitted with a range of stylish units, incorporating a host of integrated appliances, ample counter tops and a breakfast bar.

To the first floor, the landing leads through to two spacious double bedrooms to the rear and a modern bathroom with separate W.C.

Outside, the front garden is well stocked with a variety of shrubs, all set within fenced boundaries. There is access to an integral outside store area. To the rear, the private south facing garden is laid to lawn with a paved patio area and a brick outbuilding is located to the far end of the plot.

Chain free sale.

Tenure Leasehold 102 years remaining

Ground Rent £10 per annum

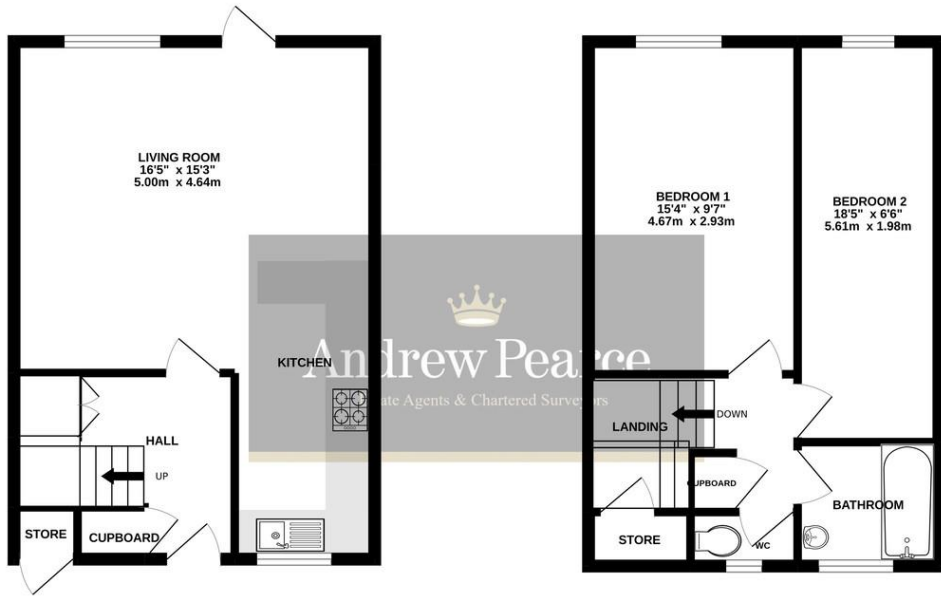
Council Tax band C

Council Tax charge £1,815.20

Local Authority London Borough of Harrow

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



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TOTAL FLOOR AREA : 783 sq.ft. (72.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	50	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

