


Andrew Pearce
PINNER



FAIRVIEW CRESCENT, HARROW, MIDDLESEX, HA2 9UB

£285,000



A one bedroom ground floor converted garden flat, occupying a prime position within a short walk of Rayners Lane Metropolitan / Piccadilly line station. Chain free sale.

The accommodation comprises: Communal entrance, hallway, leading through to a spacious front aspect, double bedroom. Further off the hallway to the rear is the good size living room, opening to a double glazed conservatory with direct access to the garden. The compact kitchen is directly off the living room and is fitted with a range of modern units. A modern three piece bathroom completes the interior layout.

Outside, there is one allocated parking space on the front driveway. To the rear, there is a private section of lawned garden, approximately 50 ft.in length.

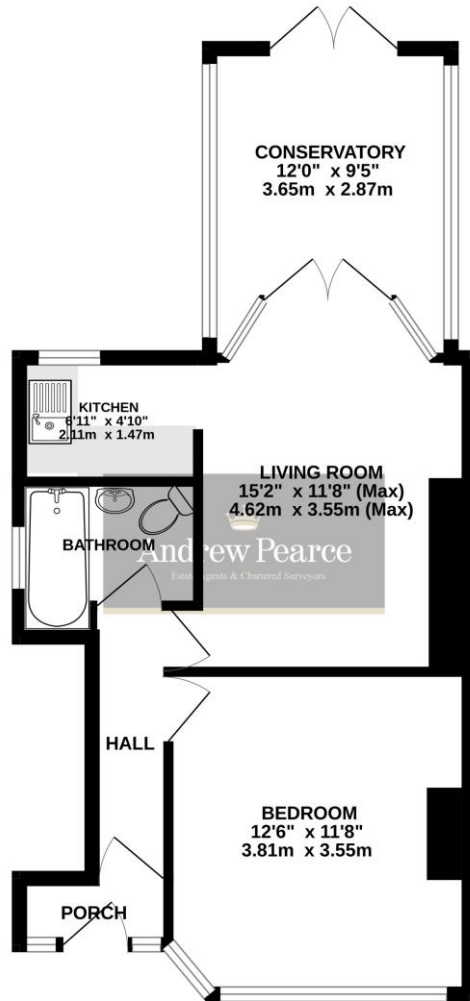
The property enjoys the benefit of a long 174 year lease and is offered for sale 'Chain free'!

Fairview Crescent is situated within a short stroll of the shopping and transport facilities at Rayners Lane, including the Metropolitan / Piccadilly line station.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



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TOTAL FLOOR AREA : 487 sq.ft. (45.3 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 error, 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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