



GROVE HILL ROAD, HARROW, HA1 3AB £



An impressive, early 1900 's built, two bedroom ground floor Edwardian conversion, rich with the character features of the period.

The property occupies a prime position on the lower slopes of Harrow on the Hill and enjoys the benefit of a share of the freehold.

The accommodation comprises: Front door to the hallway, leading through to a bright open plan living room / kitchen. The living area, with a large bay window, provides plenty space for a sofa, chairs and a dining table.

The kitchen area is fitted with a range of contemporary units and features an integrated oven, hob, dishwasher and washing machine.

Further off the hallway are two good size double bedrooms and completing the interior layout is the modern shower room, comprising a double shower unit, vanity sink and W.C. neatly finished with tiled walls flooring.

Outside, the property enjoys the benefit of one allocated parking space.

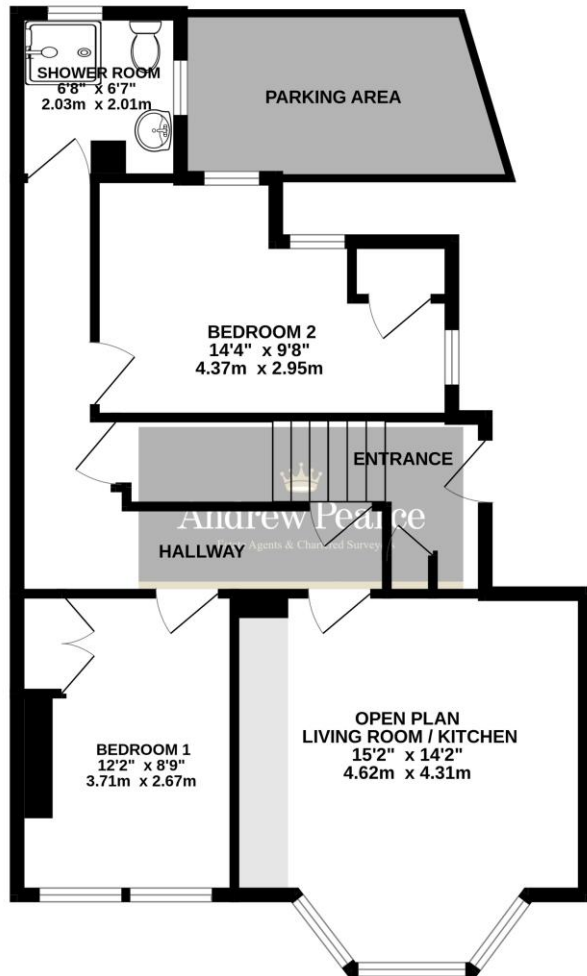
The property is conveniently located within a short stroll of the multiple shopping and transport facilities at central Harrow, including the Metropolitan line station and Chiltern Railway to Marylebone, along with St. Anne's and St. Georges shopping malls. Northwick Park Hospital is also within a short distance.

The area enjoys a variety of bars and restaurants and nearby green open space can be found at The Grove, which is opposite the property.

Tenure: Share of Freehold with a 997 year lease



GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



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TOTAL FLOOR AREA : 571sq.ft. (53.0 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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