



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Cypress Road

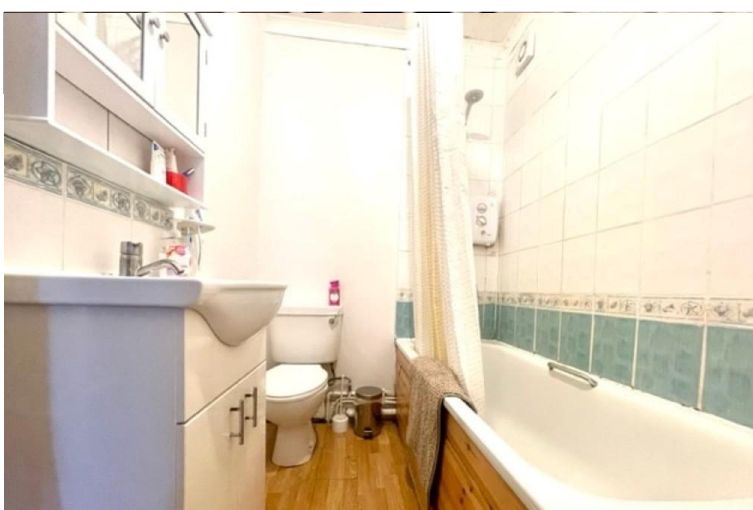
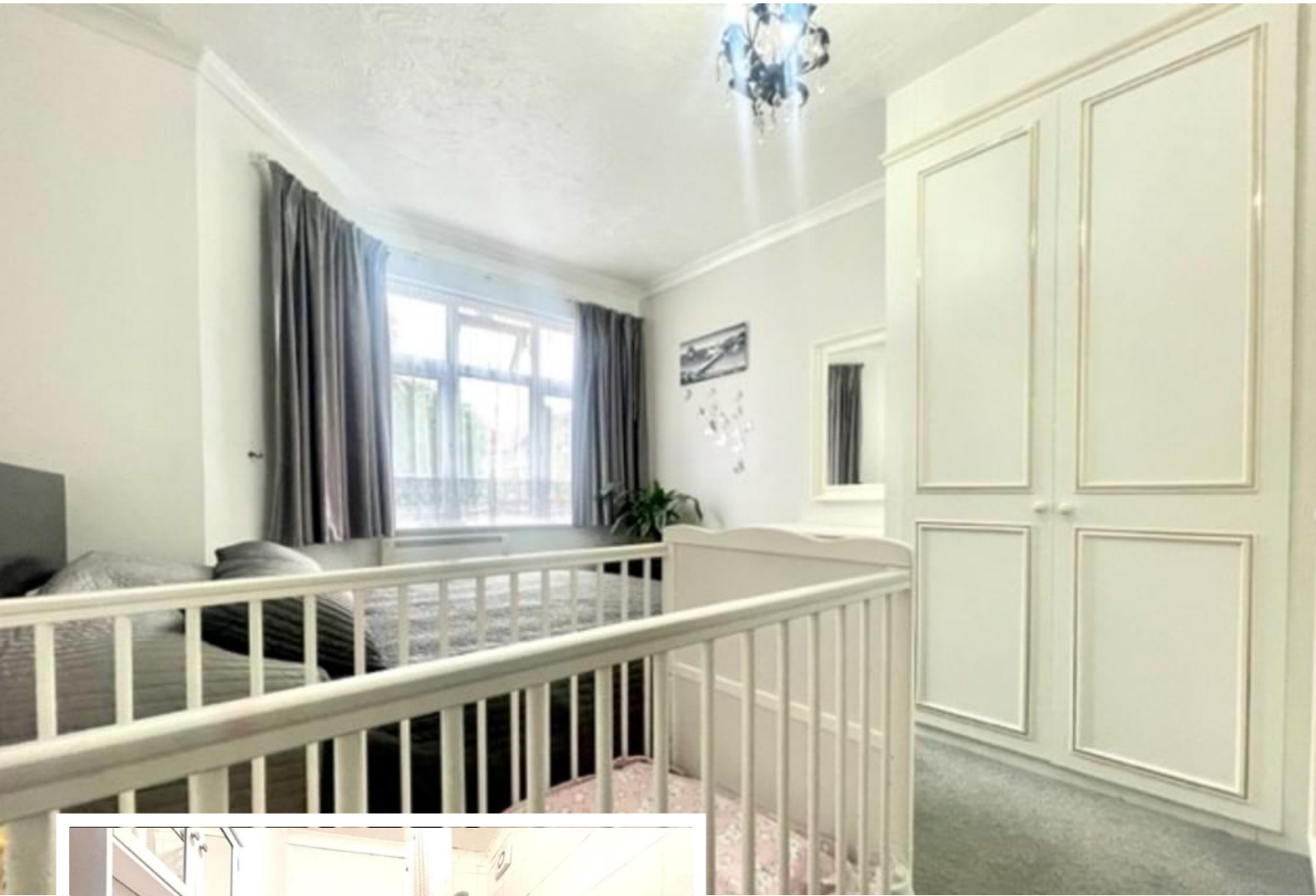
Harrow HA3 5HT

- One bed room ground floor apartment
- Direct access into garden
- Off street parking for one car
- Close to local transport

Asking Price Of **£260,000**

EPC Rating '63'





Property Description

A modern and well presented ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT located within this converted building close to local transport including Harrow and Wealdstone Station (Bakerloo Line and London Overground with trains to Euston from 13 minutes) as well as local shopping facilities. The property has a good sized double bedroom with bay fronted windows and fitted wardrobes, a bathroom with bath and overhead shower and a spacious reception room leading through into the open plan kitchen/breakfast room with direct access into the large shared garden. The property further benefits off street parking for one car and double glazed windows throughout.

We have been advised that the lease has 91 years remaining.

We have been advised that the Ground Rent is £250.00 per annum.

We have been advised that the Service Charge is £5.00 per annum.

Internal measurements below:



ENTRANCE HALL 10' 6" x 2' 6" (3.21m x 0.78m)

RECEPTION ROOM 10' 11" x 10' 5" (3.33m x 3.19m)

KITCHEN/BREAKFAST ROOM 12' 5" x 8' 9" (3.81m x 2.69m)

BEDROOM 12' 7" x 10' 6" (3.86m x 3.21m)

BATHROOM 7' 10" x 5' 4" (2.4m x 1.64m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements