




Andrew Pearce
PINNER

WINDSOR CRESCENT, HARROW, HA2 8QJ £325,000



A two double bedroom, two bathroom, split level garden flat with the accommodation arranged over the first and second floors. The property occupies a pleasant location on a quiet Crescent, convenient for the shopping and transport facilities at South Harrow.

The property offers a well planned interior layout, with spacious living areas and generous bedroom sizes. The accommodation comprises:

Communal main entrance with front door and staircase to the first floor hallway.

The good size living room is to the front with a bay window and further off the hallway is the fitted kitchen, which features a range of units, ample counter tops and an integrated oven and hob.

The rear aspect double bedroom and the main bathroom, consisting of a white three piece suite, completes the first floor layout. A further staircase leads up to the second floor which accommodates the large principal bedroom with a modern en-suite shower room.

Outside, there is a private section of garden to the rear.

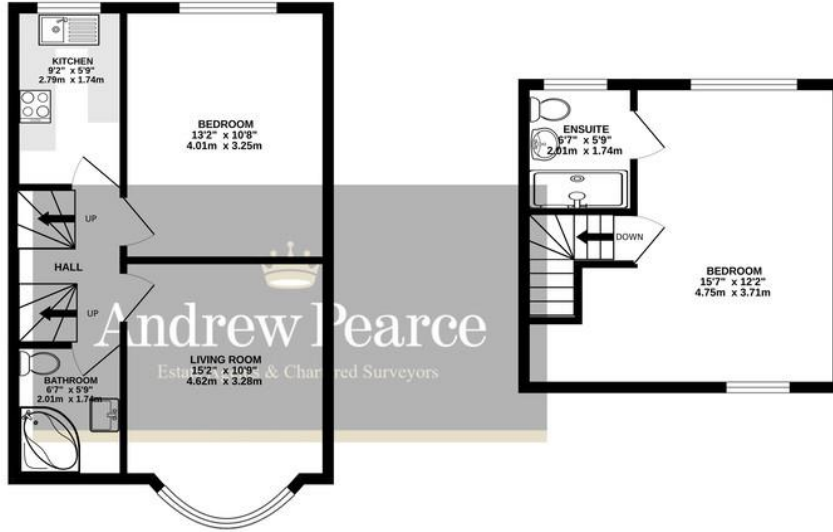
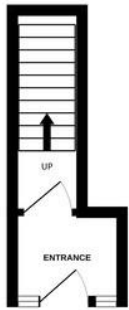
Tenure : 900 plus year lease with a share of freehold.



GROUND FLOOR

1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.

2ND FLOOR
258 sq.ft. (24.0 sq.m.) approx.

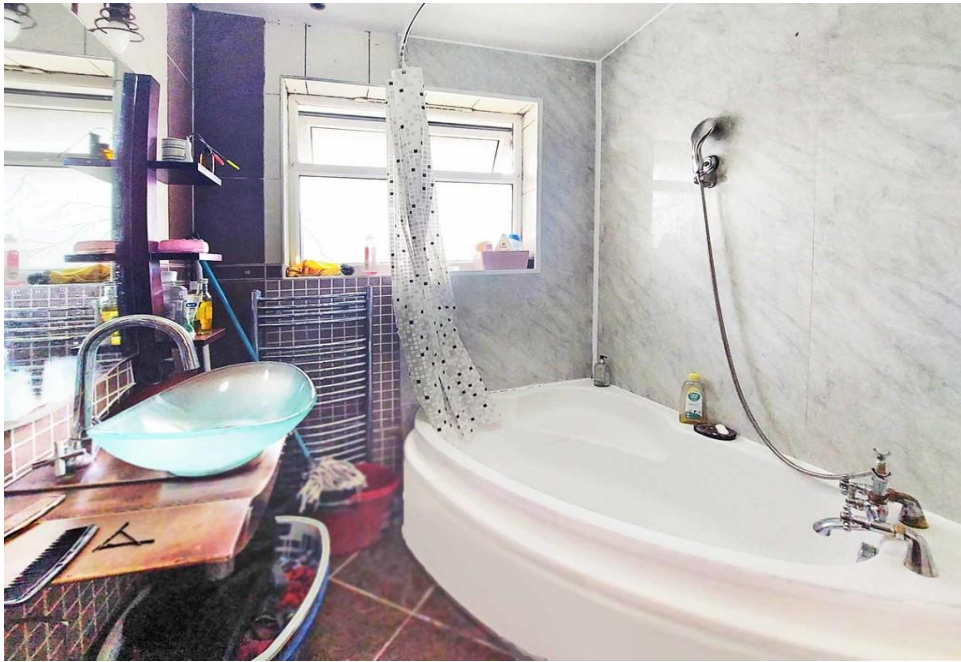


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TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

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