



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Dromey Gardens

Harrow HA3 6AX

- Two double bedroom
- Wooden flooring
- Modern finish
- First floor

£325,000

EPC Rating '76'





Property Description

A refurbished TWO DOUBLE BEDROOM first floor flat located within this residential cul-de-sac close to local transport and amenities. The property is finished to a high standard throughout and comprises; a large reception room, separate kitchen with modern gloss finish fitted with a gas hob and electric oven, two spacious double bedrooms, two storage cupboards and a good sized family bathroom with bath and overhead shower tiled floor to ceiling. The property further benefits from hard wood flooring throughout, double glazed windows and gas central heating. Residents parking is available with permit and there is access to a well maintained communal garden. Internal inspection highly advised.

We have been advised that the ground rent is peppercorn and the service charge is approximately £198.00 per month.

We have been advised that the lease has 149 years remaining.

RECEPTION ROOM 15' 6" x 10' 8" (4.74m x 3.26m)

KITCHEN 7' 1" x 8' 7" (2.16m x 2.64m)



HALLWAY 16' 4" x 2' 7" (5m x 0.8m)

BEDROOM ONE 10' 3" x 11' 1" (3.13m x 3.38m)

BEDROOM TWO 9' 10" x 6' 9" (3.02m x 2.06m)

BATHROOM 6' 9" x 6' 8" (2.06m x 2.04m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	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