



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Broadlawns Court

Harrow HA3 7HN

- Two bedroom
- Ground floor
- Maisonette with own front door
- Private garden

Offers In Excess Of £350,000

EPC Rating '66'





Property Description

A well presented TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE WITH PRIVATE GARDEN located on a quiet cul de sac close to local bus routes and shops. The property has a spacious reception room, large master bedroom, a second double bedroom, a modern shower room tiled floor to ceiling and a kitchen with space to dine. The property has a private rear garden with direct access from the kitchen and benefits from having its own entrance, double glazed windows and gas central heating.

We have been advised that the lease is currently has 145 years remaining.

We have been advised that the ground rent is £200.00 per annum.

We have been advised that the service charge is £600.00 per annum.

RECEPTION ROOM 11' 7" x 13' 11" (3.55m x 4.26m)

KITCHEN/DINER 8' 10" x 9' 11" (2.71m x 3.03m)

BEDROOM ONE 11' 11" x 11' 3" (3.65m x 3.44m)

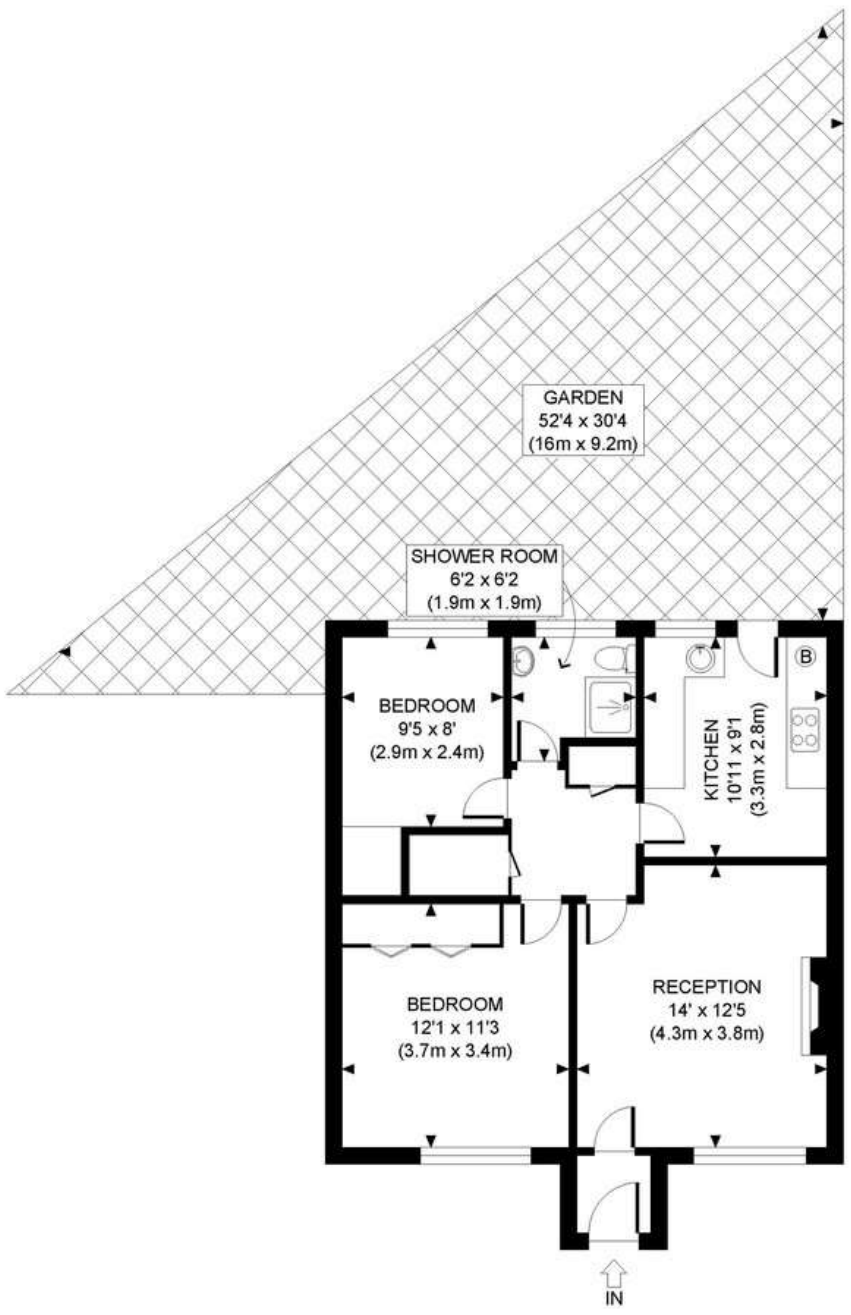


BEDROOM TWO 8' 0" x 9' 11" (2.44m x 3.03m)

SHOWER ROOM 5' 4" x 6' 2" (1.64m x 1.89m)







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 626 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 626 SQ FT/ 58 SQM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 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