




Andrew Pearce
PINNER

SOUTHFIELD PARK, NORTH HARROW, HA2 6HF

£200,000



A first floor studio flat, presented in excellent order throughout having been refurbished by current owners, with the benefit of having a share of the freehold and communal garden. Walking distance to North Harrow Metropolitan Line station. Would make an ideal first purchase or investment.

Accommodation comprises: Communal entrance with storage cupboards, stairs leading to first floor landing and entrance door to the flat.

Stepping into the flat, you are greeted with a spacious and bright room with front aspect bay windows, this doubles up as the reception and bedroom. On the right, a segregated kitchen featuring gloss white fitted units with ample countertop space, sink, hob and extractor hood. On the left, a contemporary shower room with sink, W/C and heated towel racks, newly tiled from floor to ceiling. Above is the loft, mostly boarded and fitted with shelving for convenient storage. The neighbouring flat has actually converted the loft space into a small room, which is a possibility should any prospective buyer like to do so.

The flat also benefits from having new double glazing and a boiler installed just a couple of years ago. Outside, lies a tidy, lawned communal garden, side access and a paved front garden. The property is offered for sale with a share of the freehold.

Southfield Park is within a short walk of North Harrow high street, offering a variety of shops and eateries and most importantly North Harrow Metropolitan Line Station, giving direct access into Central London. Within the catchment for the outstanding rated Nower Hill High School.

This flat would represent a great purchase for a first time buyer or buy-to-let investor, potentially fetching up to £1000pcm (6% yield)!

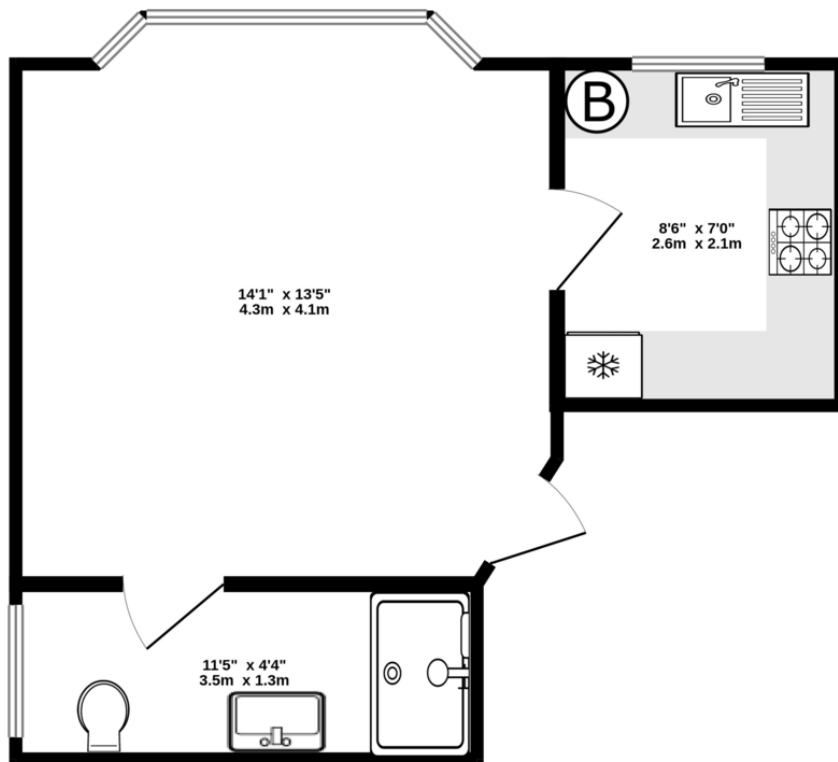
Share of Freehold – 960 years remaining

Council Tax Band B - £ 1,778.24

EPC Rating - D



GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 288 sq.ft. (26.8 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.

Made with MetroPix ©2024



