




Andrew Pearce
PINNER

GREENHILL ROAD, HARROW, MIDDLESEX, HA1 1LD **£325,000**



A classic, two bedroom period conversion, occupying a prime central Harrow location, just moments from the multiple shopping and transport facilities. 900 plus year lease with a share of freehold, chain free sale.

The accommodation comprises: Ground floor private entrance with staircase to the first floor hallway, leading through to a good size front aspect living room with a large bay window. Further off the hallway is the large kitchen / diner, fitted with a range of modern wall and base units. The main double bedroom overlooks the rear, with a second single bedroom to the front. Completing the interior layout is the white bathroom suite with tiled walls.

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

The present owner previously obtained planning permission in 2015 to convert the loft space to a large open plan room with a Shower /WC, rear Dormas and a front Velux. Plans can be provided to provide an idea of what can be added to enhance the floor space, although the planning has now expired.

Local schools include Marlborough, Harmony and St Anslem Catholic primaries.



The flat is in a quiet part of a no through road, set well back from Greenhill Way, but within 2 mins. walk of the Town centre - St. Annes Road and the Underground / Chiltern Line station. Harrow Bus Station is only 0.2 miles by foot.

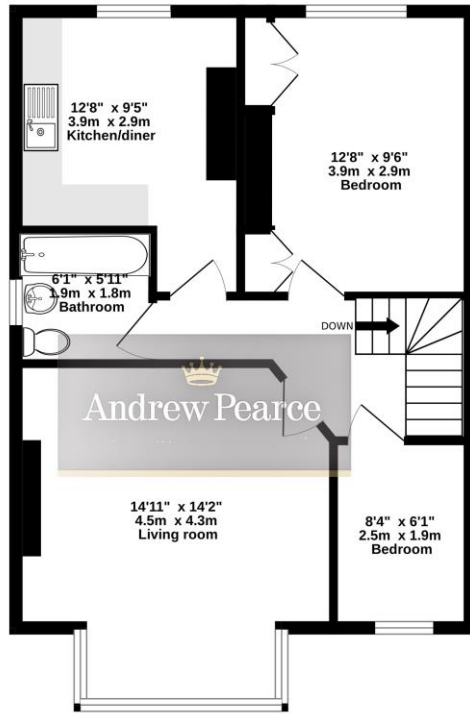
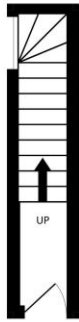
Frequent Met Line trains to Baker St. take as little 20 mins, (rush hour fast trains), or Chiltern line to Marylebone less.

Tenure: Leasehold 950 years with a share of freehold.

Chain free sale.

GROUND FLOOR
36 sq.ft. (3.3 sq.m.) approx.

1ST FLOOR
568 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA - 604 sq.ft. (56.1 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	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



