



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Archery Close

Harrow HA3 7RU

- Two double bedroom
- First floor apartment
- Newly refurbished
- New gas central heating system

£305,500

EPC Rating '71'





Property Description

newly refurbished TWO DOUBLE BEDROOM apartment located on the first floor of this purpose built apartment building located within easy access to the amenities of the High Street including Harrow and Wealdstone Station (fast trains to Euston from 13 minutes and the Bakerloo Line) as well as being well positioned for access to local schools. Available with no upper chain.

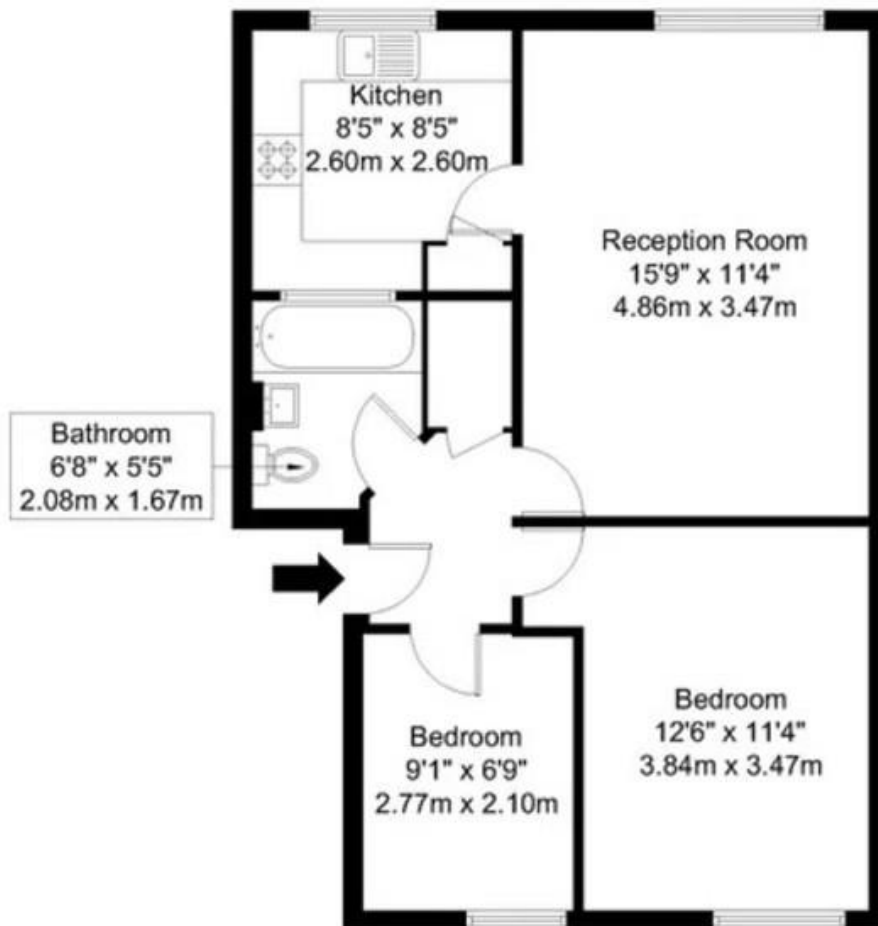
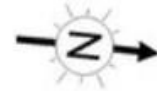
The property comprises; a large reception room with access into the newly fitted kitchen (including appliances such as a gas hob, electric oven and washing machine), a brand new bathroom tiled floor to ceiling with electric overhead shower, bath, basin and W.C. The property has just had a brand new Worcester Bosch boiler fitted and is being sold with a lease of 146 years.

We have been advised the service charge is £150.00 PCM.



Archery Close, HA3 7RU

Approx Gross Internal Area = 49.8 sq m / 536 sq ft



First Floor

Ref:

Copyright **BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Copyright @ BLEUPLAN

Schools within 1 miles

Primary Schools:

Priestmead – Ofsted ‘Outstanding’

Belmont School – Ofsted ‘Good’

St Josephs Catholic School – Ofsted ‘Good’

Elmgrove Primary School – Ofsted ‘Good’

St Jerome Church of England Bilingual School – Ofsted ‘Good’

Weald Rise – Ofsted ‘Good’

Alpha Prep School – Independent

Whitefriars School – Ofsted ‘Good’

Secondary Schools:

Whitefriars School – Ofsted ‘Good’

Salvatorian Roman Catholic College – Ofsted ‘Good’

The Sacred Heart Language College – Ofsted ‘Good’

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |