




Andrew Pearce
PINNER

BEEHCROFT AVENUE, HARROW, HA2 7JG **£329,950**



A purpose built two bedroom ground floor garden maisonette, occupying a prime position within Harrow Garden Village, just a short stroll from Rayners Lane Metropolitan / Piccadilly line station. Chain free sale. New 150 year lease

The accommodation comprises: Private entrance to the hallway, leading through to a spacious front aspect living room. Further of the hallway to the rear is the good size kitchen, a rear aspect double bedroom and a second bedroom to the front. Completing the interior layout is the bathroom and separate W.C.

Outside, the property enjoys the benefit of a private section of garden to the rear. The garden to the right hand side is laid to lawn. Half of this plot to right hand side is allocated to this property. The remaining bottom half to the rear is to be retained by the freeholder.

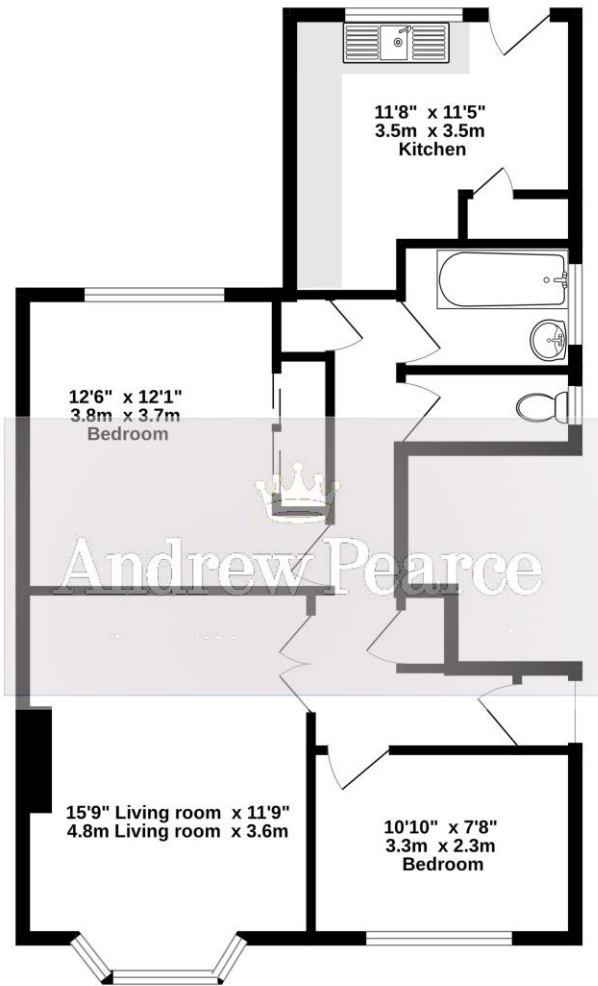
The property requires general modernisation and would suit those seeking a project to enhance and upgrade to their own specifications.



No onwards chain.
New 150 year lease from 2024.
Nil ground rent.

Harrow London Borough Council
Council Tax Band C
Council Tax Cost (PA) £2,032.28

GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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