



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

**Boxtree Road**

Harrow HA3 6TG

- Brand New Build
- Two double bedroom
- Ground floor
- Private garden

**Asking Price Of £400,000**

EPC Rating '85'





## Property Description

A BRAND NEWLY BUILT TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE GARDEN AND PARKING located on a highly sought after road within close proximity to the amenities of the High Road and Harrow Weald Bus Garage. The property is being offered to the market with a SHARE OF FREEHOLD. No upper chain, internal inspection strongly advised.

This beautifully presented property comprises; a large reception room open plan with the kitchen, a modern tiled bathroom with bath, overhead shower, basin and W.C, two spacious south facing double bedrooms. The apartment has its own private rear garden, off street parking and benefits from use of the communal cycle shed.

SCHOOLS Hujjat Primary School - Ofsted 'Good' - 0.4m  
Weald Rise Primary - Ofsted 'Good' 0.3m  
Salvatorian Roman Catholic - Ofsted 'Good' - 0.5m  
Sacred Heart Language College - Ofsted 'Outstanding' - 0.5m  
Whitefriars School - Ofsted 'Outstanding' - 0.7m  
Bentley Wood School - Ofsted 'Outstanding' - 0.7m  
Belmont School - Ofsted 'Outstanding' - 0.7m

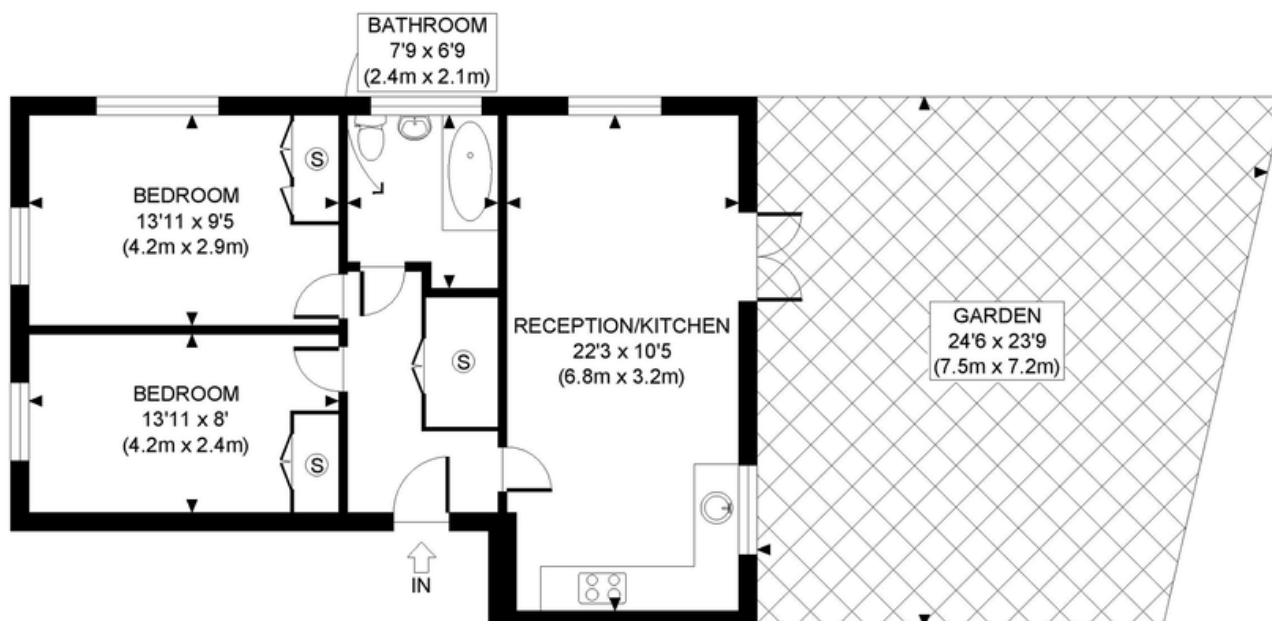


St Theresa's School - Ofsted 'Good' - 0.7m  
Hatch End High School - Ofsted 'Good' - 0.8m

We have been advised the service charge will be approximately  
£1,775 per annum including buildings insurance.







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 615 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 615 SQ FT/ 57 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		