



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Coachworks Lodge

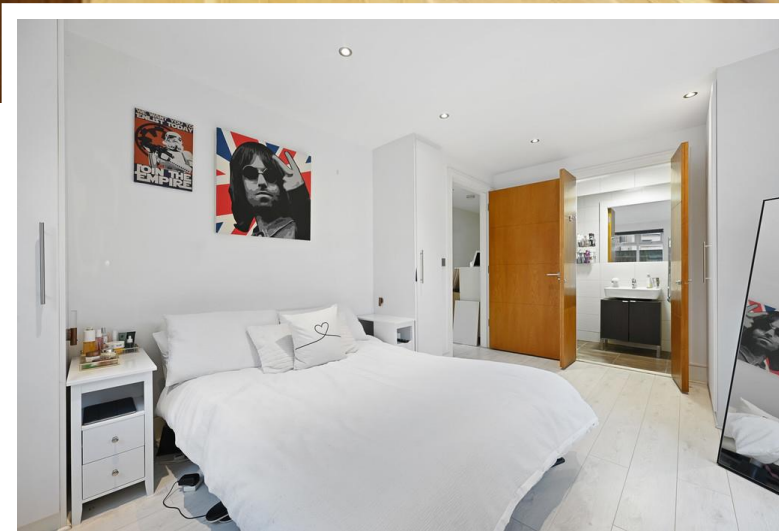
Whitefriars Drive, Harrow HA3 5HJ

- Two bedroom ground floor apartment
- Two bathroom
- Private front and rear gardens
- Gated access

Asking Price Of **£425,000**

EPC Rating '72'





Property Description

An immaculately presented TWO DOUBLE BEDROOM, TWO BATHROOM ground floor apartment with PRIVATE FRONT AND REAR GARDENS and secure gated parking. This apartment is conveniently located for easy access to shops, schools and local transport including Harrow and Wealdstone Station (Bakerloo Line and Fast trains to Euston from 13 minutes) and is offered to the market benefitting a SHARE OF FREEHOLD.

The property comprises; a south facing reception room with direct access out onto one of the gardens via French doors, a separate modern fitted kitchen with integral dishwasher, washing machine, fridge/freezer, gas hob and oven, a spacious master bedroom with fitted wardrobes, access to the rear garden and a modern tiled en-suite wet room, a good sized second double bedroom with fitted wardrobes also with access to the south facing garden and a large family bathroom tiled floor to ceiling with bath, overhead shower, basin and W.C.

The property further benefits from gas fired central heating via a combi boiler (approximately 3 years old), secure gated



parking for one car and an additional visitors parking space and share of freehold.

We have been advised that the service charge is approximately £2,500 per annum.

SCHOOLS WITHIN ONE MILE Salvatorian College - Ofsted 'Good'

Sacred Heart Language College - Ofsted 'Good'

Whitefriars School - Ofsted 'Outstanding'

Weald Rise - Ofsted 'Good'

Belmont - Ofsted 'Outstanding'

Helix Education Centre - Ofsted 'Good'

Marlborough Primary School - Ofsted 'Good'

Hujjat Primary School - Ofsted 'Good'

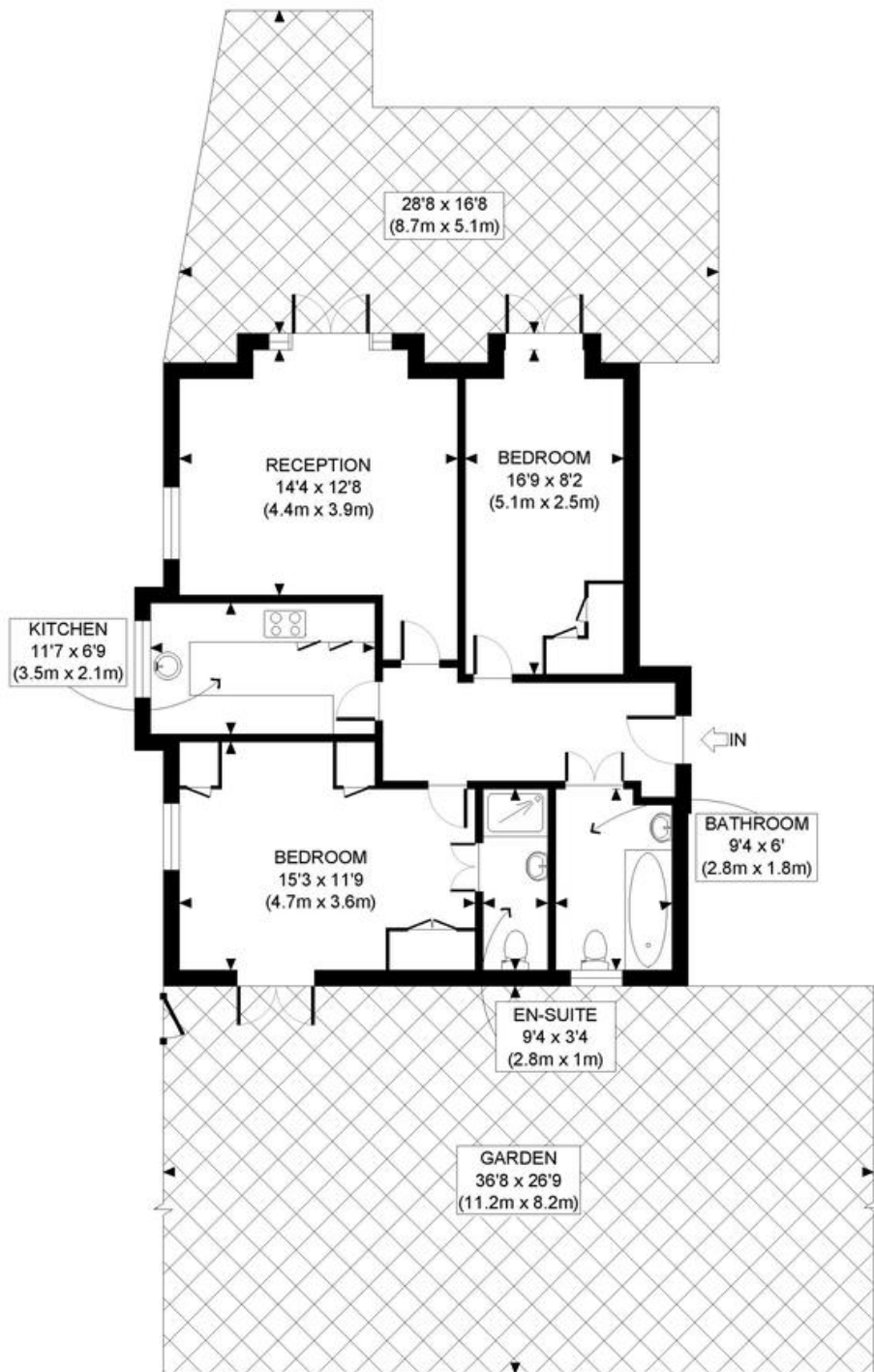
Kingsley High School - Ofsted 'Outstanding'

Cedars Manor - Ofsted 'Good'

Please note 'Ofsted' ratings are subject to change







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 765 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 765 SQ FT/ 71 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		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

399 High Road
Harrow
Middlesex
HA3 6EL

www.hintonresidential.com
sales@hintonanddownes.com
0208 861 1066

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements