



HINTON
residential

SALES, LETTINGS & MANAGEMENT

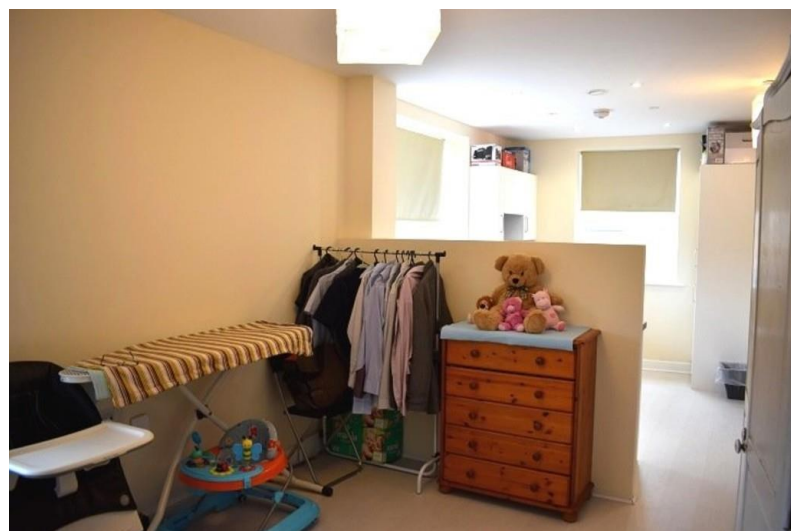
Ladysmith Road

Harrow HA3 5AE

- 38qm
- Long Lease
- Walking distance to Harrow & Wealdstone Station (Bakerloo & London overground)
- Very modern

Asking Price Of £200,000

EPC Rating '85'





Property Description

An extremely spacious and well designed FIRST FLOOR STUDIO FLAT within the popular development "Artisan Place" in Harrow Weald, only a 10 minute walk to Harrow & Wealdstone Station (Bakerloo and London Overground with fast trains to Euston from 13 minutes), other local transport and many shopping facilities.

This much larger than average apartment comprises the following:- Video/phone entry system, spacious entrance hall with 2 storage cupboards (1 housing the washer/dryer), modern fitted kitchen with integrated appliances including electric hob, oven, fridge/freezer and dishwasher, large studio room and separate bathroom with bath and shower attachment.

We have been advised there are 156 years remaining on the lease

We have been advised the Ground Rent is £350 per annum

We have been advised that Service Charge £720 per annum



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		

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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